



PERFECT RENT



**Lusthofstraat
3061 WG Rotterdam**

€ 549 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 549 p.m. ex.
Decoration	Partly furnished
Service charges	€ 80
Status	Available
Acceptance	01-03-2025
Apartment type	Studio
Living surface	24m ²
Rooms	1
Floors	1
Energy label	D

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Neat studio apartment with private kitchen and bathroom at the Lusthofstraat in the Kralingen district for rent. The accommodation is rented in decorated condition and is situated on the first floor at the frontside. The city centre is reachable in 10 minutes by bike and in 15 minutes by public transport. In short distance you can find the Erasmus University, several shops and restaurants, the Kralingse Plas and public transport connections.

Layout:

- Living / bedroom with open kitchen with a surface of over 20m².
- Bathroom with toilet of ca. 4m².

Various characteristics:

- Inventory/Decoration: carpet, lamps and curtains.
- Kitchen facilities: cooker and fridge with freezer compartment.
- Bathroom facilities: shower, washing basin, toilet and washing machine.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The property has energylabel D.

Conditions:

- The monthly rent is € 548,99. This rent is exclusive of the service costs of € 5,- per month. The costs for gas, water and electricity are charged by the landlord on top of the monthly rent and amount to € 75,-. The costs for Municipal taxes are on the account of the tenant.
- Applying for rent subsidy is not possible.
- The deposit equals € 628,99.
- Habitation is possible for a maximum of a 1 person household.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.

Income requirement working people:

- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term of employment of at least 10 months or a letter of intent for extension.
- For self-employed persons: a confirmation of income by an external accountant for the full past financial year and the current financial year (forecast).
- In other cases one may qualify with a guarantor, or a deposit which is increased by 1 to 2 months' rent.

Income requirement students:

- Renting by students is not possible.

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Income requirement guarantors:

- Living or working in the Netherlands.
- Sufficient income and / or ability to be able to meet the rental obligations in addition to the own living expenditures.
- Furthermore, the same requirements that apply for employees or self-employed persons.
- A guarantor is only applicable if you are up to €200 under the income requirement.

Interested?

We work with an automated system for viewing requests. To participate in the process you need to express your interest through the advertisement or use the button "contact the agent". We normally reply within two working days. Thank you for your effort!



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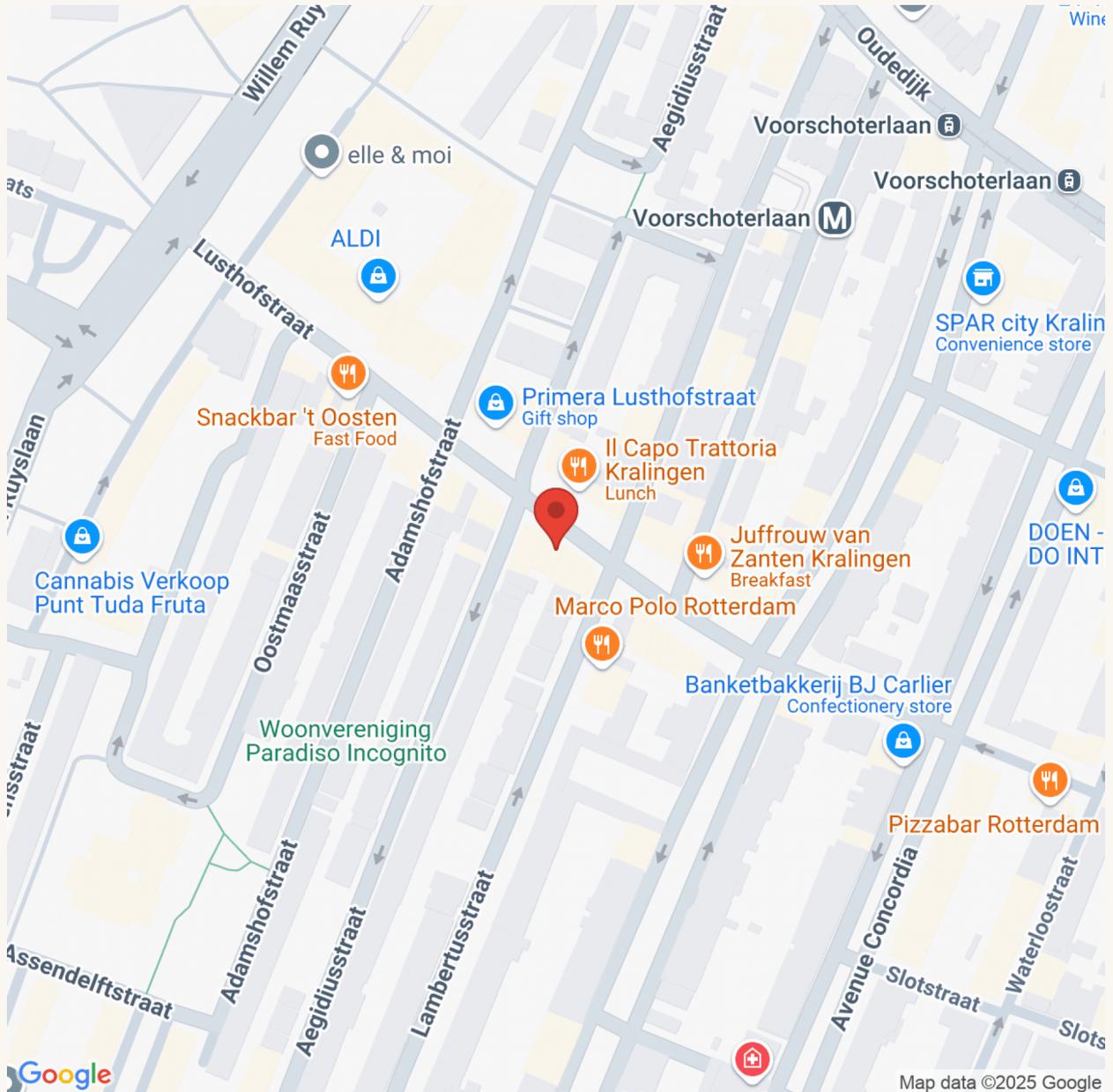
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