

# FOR RENT



**Kolpa v|d Hoek**

Oostzeedijk Beneden 13 B  
3062 VJ Rotterdam

Rent:  
€ 2.200,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1912
Type:	apartment
Rooms:	4
Capacity:	300 m <sup>3</sup>
Living area:	101 m <sup>2</sup>
Terrace:	28 m <sup>2</sup>
Heating:	central heating system
Insulation:	double glass
Energylabel:	C





## Description

Stylish and recently renovated fully furnished 4-room apartment in the popular area Kralingen-Rotterdam. Kralingen is known among young and old as a hip international neighborhood full of fun. It is located at a very convenient distance from the Erasmus University and about 10 minutes by bike from the Center of Rotterdam. There are several pleasant shopping streets with supermarkets, boutiques, cafes and restaurants. In short, a wonderful place to live. Various public transport options such as tram, bus and metro are within walking distance of the apartment. In addition, the A16 and A20 motorways can be reached within a few minutes by car.

### Details:

Ground floor;  
private entrance at street level through a spacious hall with old granite floor and built in cupboard. Laundry with both washer and dryer. Place to store a bike on the ground floor.

### First floor;

Entrance with separate toilet and two built-in wardrobes, very spacious living room area with round 4-person diningtable, antique Dutch 18th century mahogany cabinet and sideboard. There is a new floor in the apartment. Next to the dining room is the studyroom with desk and cupboard. Access to bedroom I with a double bed, wardrobe, access to terrace and bathroom. The bathroom is completely renovated in 2022 with both shower and bath, walk-in shower, toilet, sink and towel radiator. Enclosed spacious kitchen with various built-in appliances such as fridge with freezer, dishwasher, microwave / oven, induction hob, extractor hood, access to terrace. Second bedroom with access to the terrace.

Special features:

- recently renovated;
- fully furnished;
- spacious roof terrace;
- smoking and pets are not allowed.

Conditions:

- Maximum rental period: 6 months including VAT;
- Available per: directly;
- Rental price correction: the rent and payment for furniture / fittings, fixtures and other equipment will be adjusted subsequently on an annual basis as provided the general terms and conditions, according to the numbers given by CBS;
- The costs for gas, water and electricity are not included in the rent and must be contracted by tenant directly with the utility companies or via owner;
- Deposit: after consultation with landlord, with a minimum of 1 month.

While this information has been compiled with the utmost care, Kolpa Rental Services cannot be held liable for possible omissions or inaccuracies or the consequences thereof. All sizes and areas are indicative. The conditions of the Netherlands Association of Real Estate Brokers and Immovable Property Experts (NVM) apply..











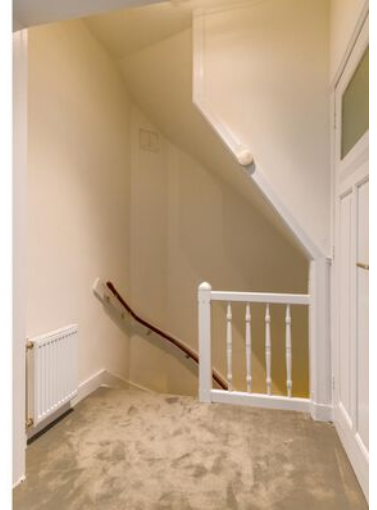
















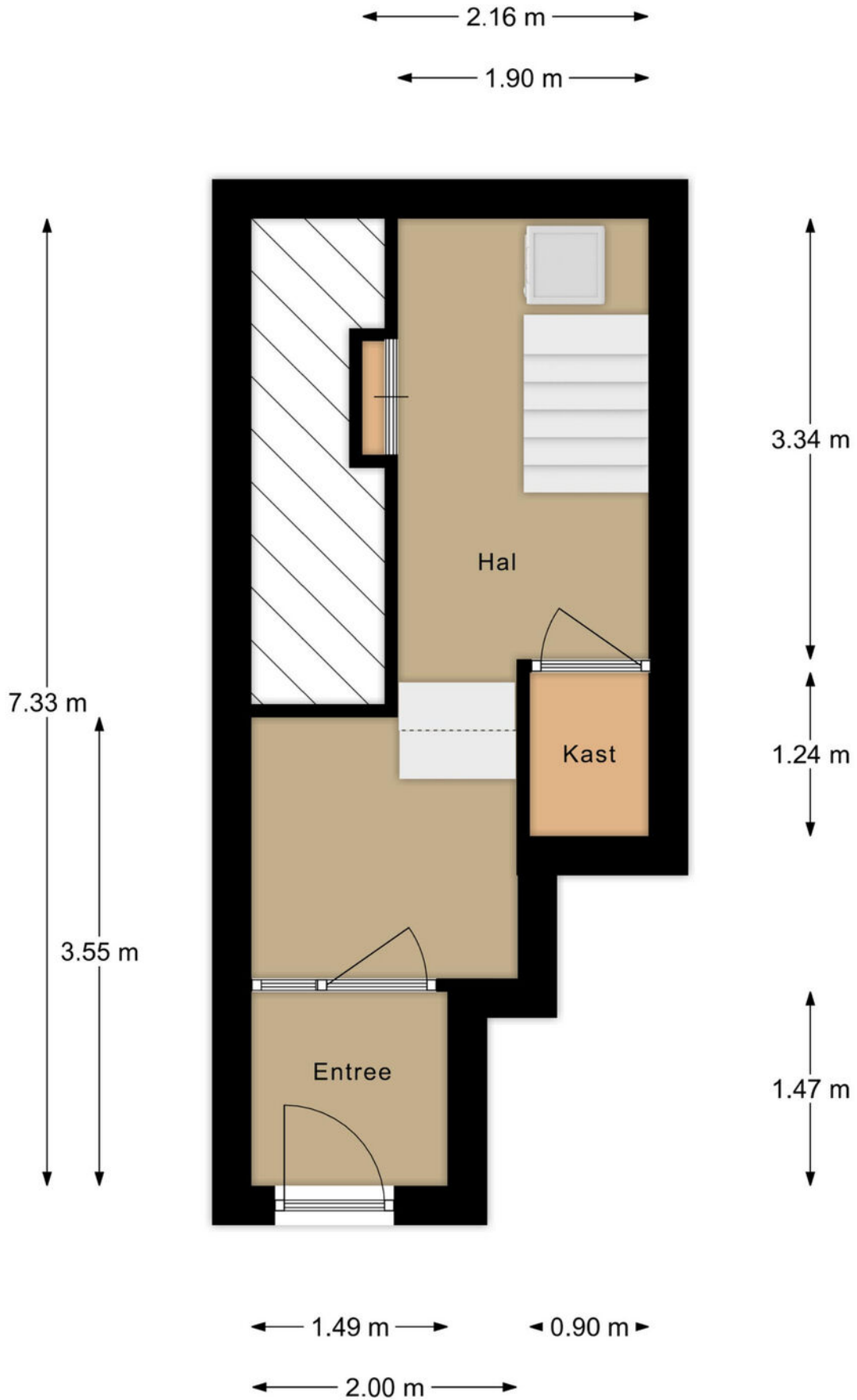


# Floor plan





# Floor plan





# Location on map

