

**FOR RENT**



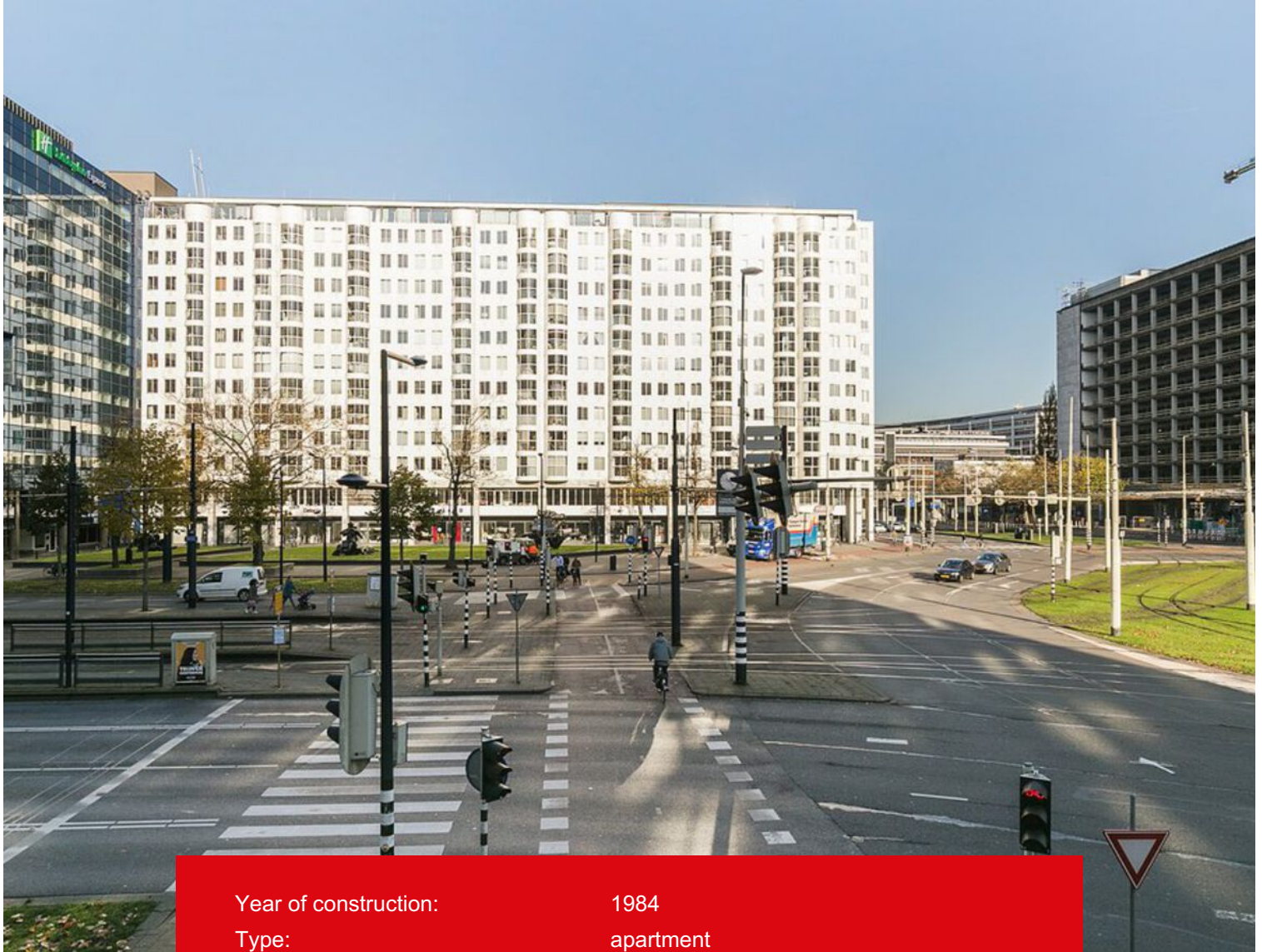
**Kolpa v|d Hoek**

Weena 57 D  
3013 CE Rotterdam

Rent:  
€ 1.900,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1984
Type:	apartment
Rooms:	3
Capacity:	292 m <sup>3</sup>
Living area:	94 m <sup>2</sup>
Internal storage space:	1 m <sup>2</sup>
External storage space:	7 m <sup>2</sup>
Heating:	city heating
Insulation:	fully insulated
Energylabel:	B





## Description

At this very central location we have a fully furnished 3-room apartment on the 5th floor with storage for rent. The apartment building has a closed entrance, elevator and concierge. The apartment itself is located in the middle of the bustling center of Rotterdam, close to Central station Rotterdam, the famous shopping street the Lijnbaan and several metro and tram stations.

A diversity of shops, restaurants, bars, theaters and cinemas are within walking distance. All hotspots of Rotterdam could be reached easily by bike.

### Layout:

Ground floor; shared entrance with doorbells and mailboxes. Access to the floors via the staircase and elevator.

### 5th floor;

Entrance apartment, spacious hall with meter cupboard and toilet. Access to the living room from the hall through the open kitchen. Kitchen with a breakfast bar and appliances including a dishwasher, extractor hood, hob, oven, fridge and freezer. Spacious living room with storage cupboard, loggia balcony facing south.

Bedroom I of approx. 2.01 x 3.74 m and bedroom II of approx. 3.18 x 3.74 m. Bedroom II with walking closet. Bathroom in modern design with luxurious walk-in shower, double sink and washing machine.

Special features:

- Fully furnished;
- Very central location in Rotterdam;
- Storage on the 1st floor.

Conditions:

- Minimum rental period: 1 year;
- Preferred starting date: per 15th of March 2024
- 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;
- 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.





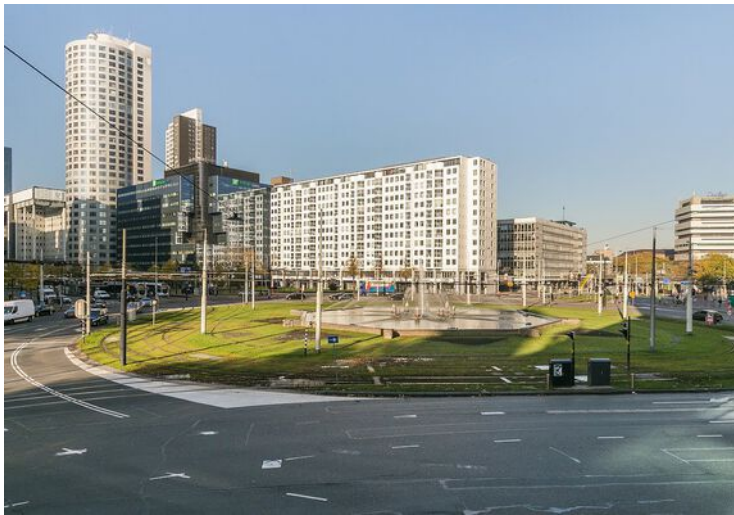














# Floor plan

Weena 57D, Rotterdam

5<sup>e</sup> verdieping

H = 2.42 m



	Gebruiksoppervlakte wonen	94.27 m <sup>2</sup>
	Overig inpandig ruimte	0.00 m <sup>2</sup>
	Gebouw gebonden buitenruimte	0.00 m <sup>2</sup>
	Externe bergruimte / parkeerplaats	0.00 m <sup>2</sup> 7.04 m <sup>2</sup>
<b>TOTAAL Oppervlakte</b>		<b>101.31 m<sup>2</sup></b>
<b>TOTAAL Inhoud</b>		<b>292.31 m<sup>3</sup></b>



# Location on map

