

FOR RENT



Kolpa v|d Hoek

Vijverweg 7
3062 JN Rotterdam

Rent:
€ 4.750,- per month

MAKELAARS ♦ TAXATEURS

Features & specifications



Year of construction:	1903
Type:	mansion
Rooms:	9
Capacity:	1000 m ³
Living area:	231 m ²
Souterrain:	49 m ²
Terrace:	24 m ²
Heating:	central heating system
Insulation:	fully equipped with insulation
Energylabel:	D



Description

Luxury, design and character. Those are words that describe this stylish mansion from 1903 near the famous Slot vijver in the middle of Kralingen-Rotterdam. The house of ca. 280 m² including basement is fully furnished and available from the 1st of November 2023.

The location at Vijverweg is fantastic due to the combination of a peaceful green living environment and the good connection with the bustling centre of Rotterdam. Close to the property are located the cosy Lusthofstraat and the Oudedijk, both places with numerous specialty shops, cosy restaurants and boutiques. Moreover, the beautiful Trompenburg garden and the Kralingse Plas can also be found in the immediate vicinity. The house is easily accessible by both car and public transport.

Layout:

Ground floor:

Vestibule with marble walls and floor, hallway with parquet and ceiling of approx. 3.5 metres high. From the hallway you have access to the toilet, the kitchen, the dining area and the living room. The living room with bay window and beautiful parquet floor is separated from the dining room by the characteristic stained-glass doors. Through the dining room, you have access to the terrace and garden at the rear of the house. The kitchen is equipped with various built-in appliances such as oven, fridge, dishwasher and induction hob with extractor hood.

1st floor:

Landing with toilet. From the landing, access to the bedroom, office, bathroom and study. The bedroom has a designer double bed, built-in wardrobe with lighting, air conditioning and access to the balcony. The spacious office of approx. 20 m² is located at the rear of the house.

Next to the office is the bathroom equipped with underfloor heating, a luxury bathroom cabinet, built-in wardrobe, large bathtub and walk-in shower. The study is located at the front of the house.

2nd floor:

Landing with skylight. Very spacious bedrooms at both the front and rear of the house. Bedroom at the rear of the house is equipped with double bed, large wardrobe, desk and air-conditioned. Bedroom at the front has a single bed, wardrobe, desk and air conditioning. The bathroom was completely renovated in 2020 and has a neat walk-in shower and washbasin cabinet with mirror. Between the bedrooms is a hobby room including sofa and television.

Basement:

Below the ground floor is a large room with headroom of about 1.85 metres. Here you will find storage space for bicycles, the laundry room and the freezer.

Details:

- Total 231 m² living space and 49 m² basement
- 3 bedrooms with airconditioning;
- 1 office room and 1 study room;
- 2 bathrooms and 3 toilets

- Oak wooden floor;
- High quality and designer furniture;
- Within cycling distance of Rotterdam city centre.

Conditions:

- rental period: maximum 24 months;
- preferred starting date: 1st of November 2023;
- not available for homesharing and/or pets;
- 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 city heating, water, electricity, internet, telephone and TV are not included in the rent and must be contracted by tenant directly with the utility companies and providers;
- deposit: after consultation with landlord, with a minimum of 2 months;

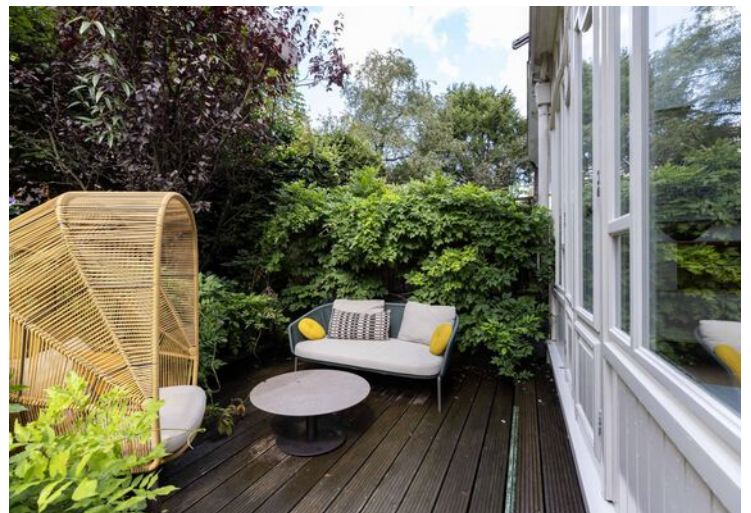
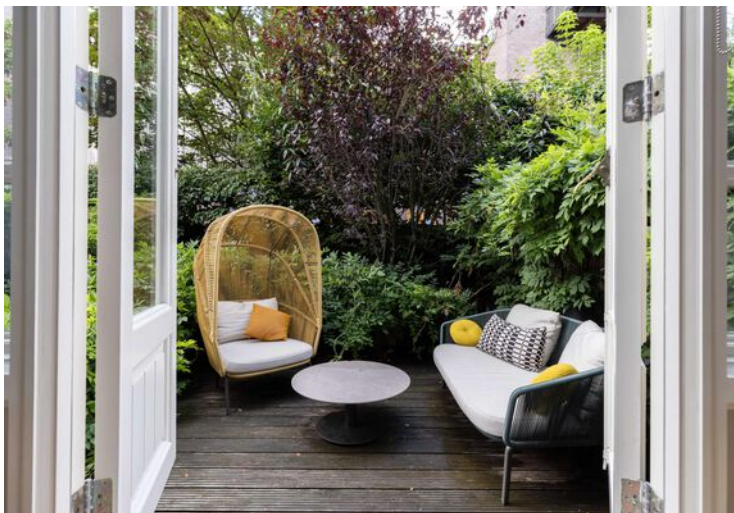
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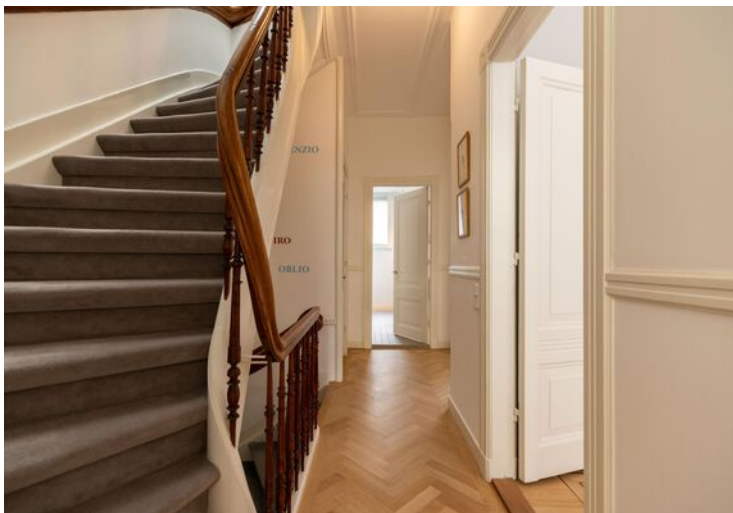


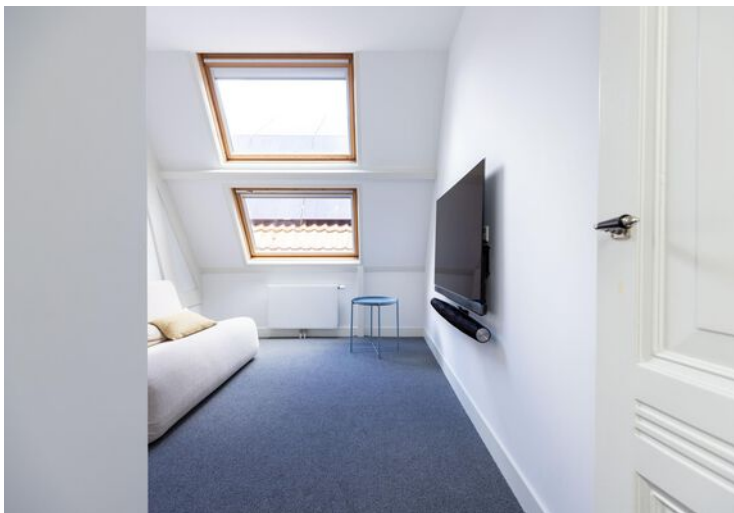


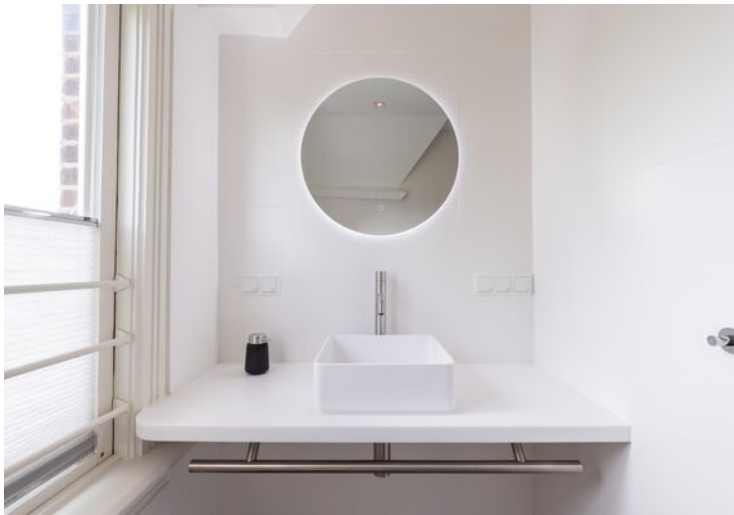


















Location on map

