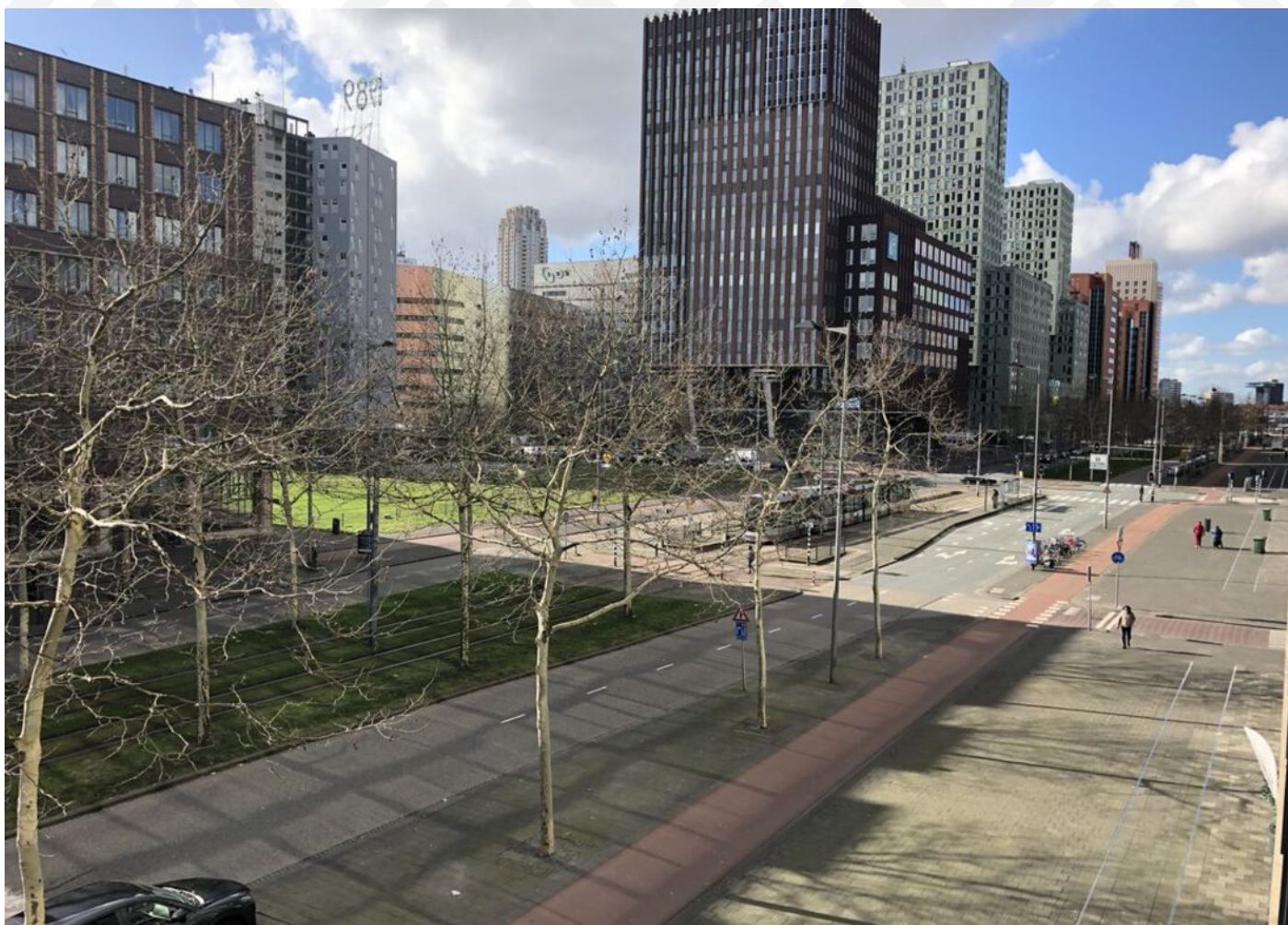


# FOR RENT



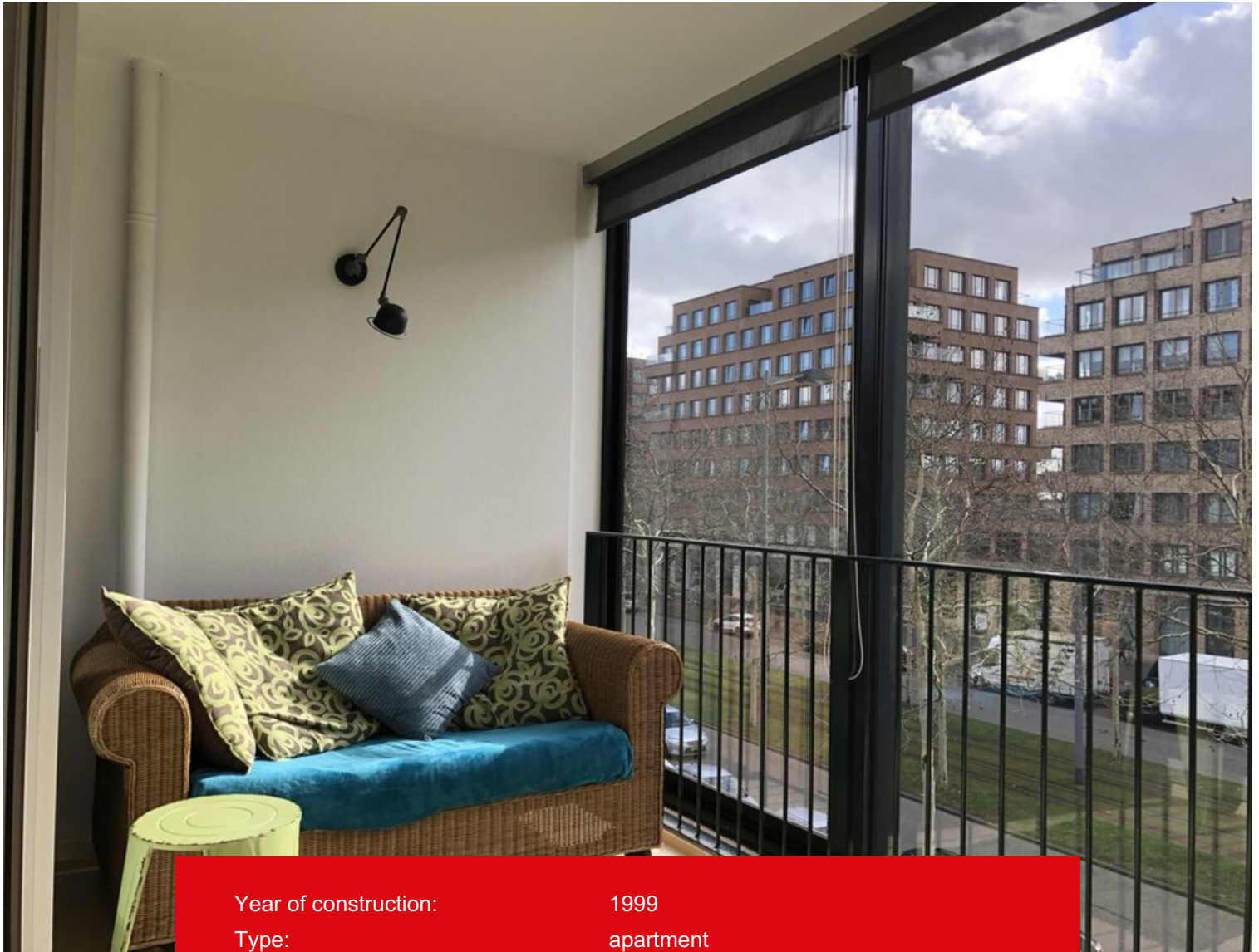
**Kolpa v|d Hoek**

Laan op Zuid 680  
3071 AB Rotterdam

Rent:  
€ 1.650,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1999
Type:	apartment
Rooms:	3
Capacity:	303 m <sup>3</sup>
Living area:	98 m <sup>2</sup>
Internal storage space:	4 m <sup>2</sup>
External storage space:	4 m <sup>2</sup>
Heating:	city heating
Insulation:	double glass:
Energylabel:	B





## Description

Fully furnished 3-room apartment situated on the 2nd floor with parking place in the garage and private storage in the basement. Beautifully located apartment close to the Kop van Zuid with all facilities within walking distance such as supermarkets, restaurants, the New Luxor Theatre and public transport.

The Erasmus bridge en Willems bridge are both within walking distance of the apartment. From the loggia you have a beautiful and unobstructed view over the Laan op Zuid. The apartment is tastefully decorated and fully equipped.

Global layout:

Ground floor:

Beautiful central entrance, with the entrance to the parking garage and storage. Doorbells, mailboxes, stairs and elevator to the floors.

2nd floor;

Entrance, hall with coat rack and access to the various rooms. Separate toilet with hand basin. Lovely bright living room with access through sliding doors to the sunny loggia. The loggia has windows that can be opened completely.

Kitchen with various appliances including; fridge-freezer, dishwasher, combi-microwave, electric hob and extractor.

Master bedroom with double bed and wardrobe over the entire width of the room. The second bedroom has a large wardrobe with sliding doors. Bathroom with walk-in shower and sink with cabinet. Indoor storage with washing machine and dryer. The entire apartment has a warm colored wooden floor.

Special features:

- Fully furnished, 2 bedrooms;
- Living area approx 98 m<sup>2</sup>;
- Storage in the basement;
- Including parking.

Conditions:

- Rental period: maximum 24 months;
- Preferred starting date: per 27th of May 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, electricity, television and internet are not included in the rent and must be contracted by tenant directly with the utility companies; Heating and hot water go through district heating and this facility must be arranged with Eneco.
- Deposit: in consultation with the landlord;
- Smoking and pets are not allowed.

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.













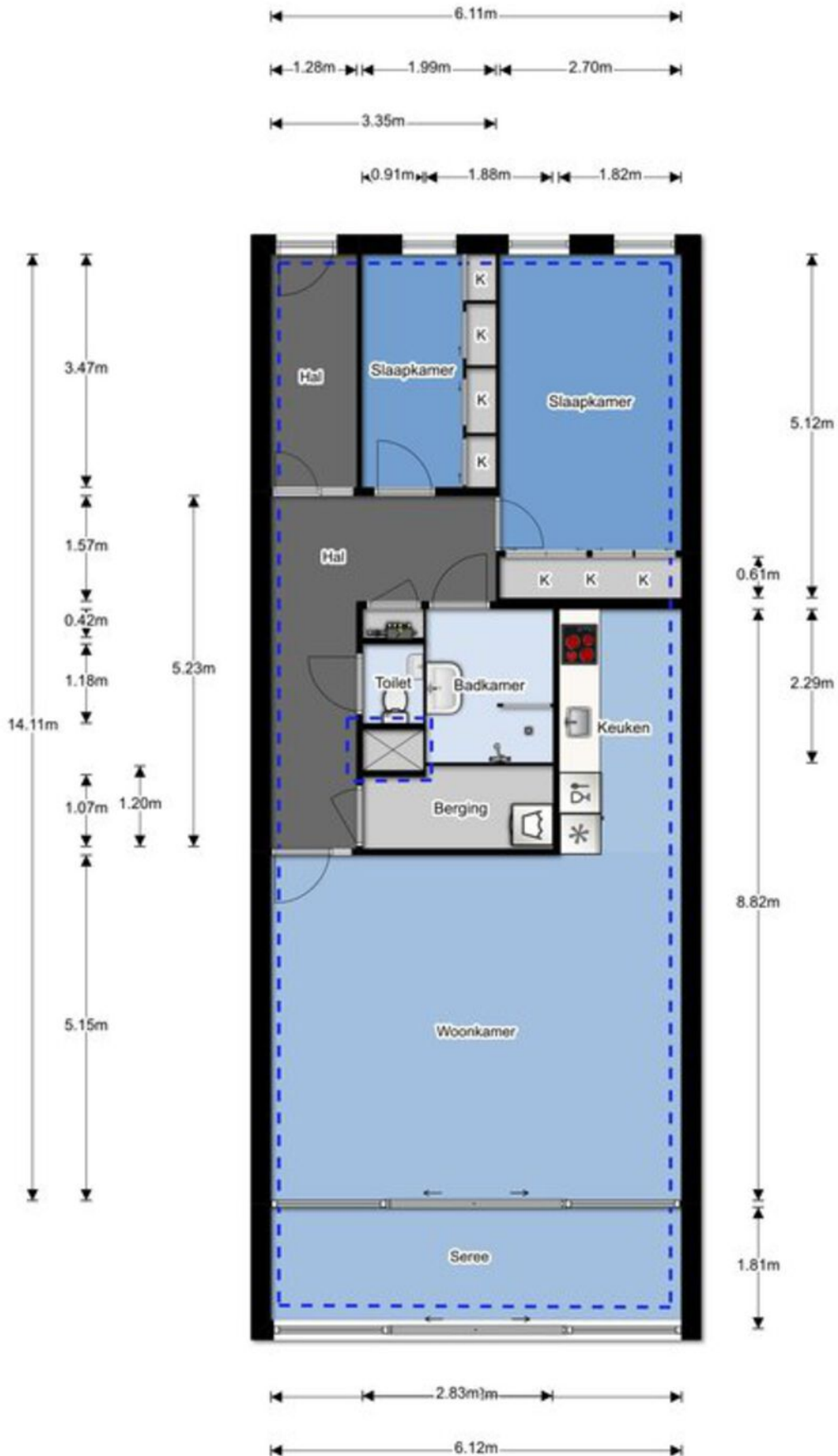








# Floor plan

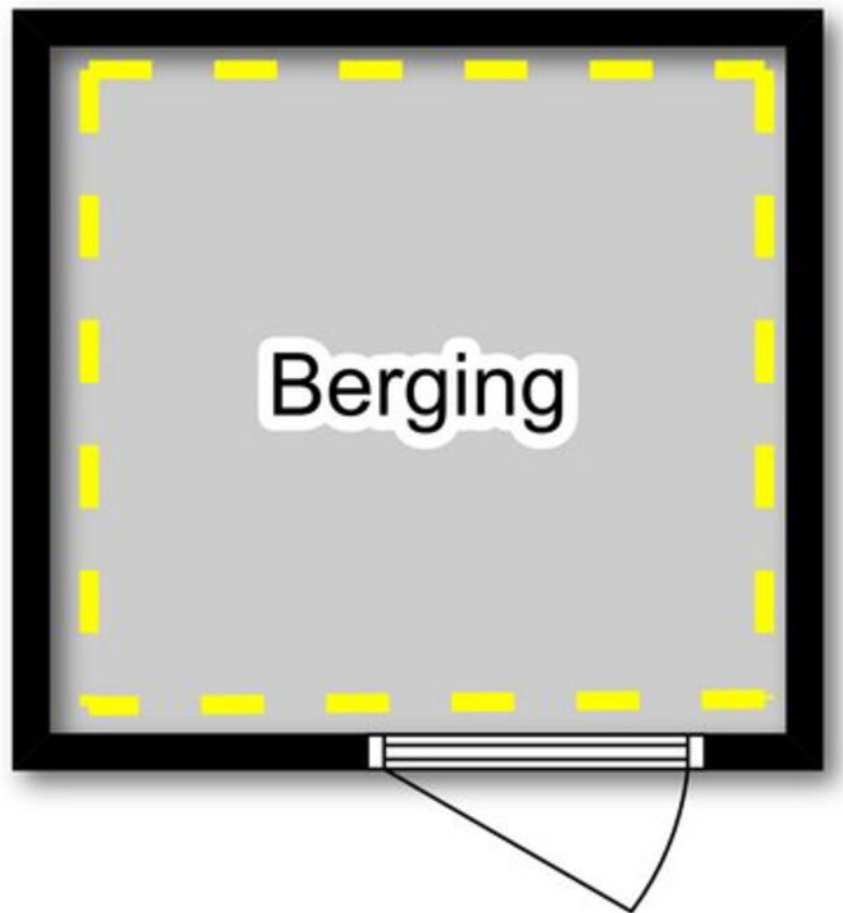




## Floor plan storage

1.96m

1.83m





# Floor plan parking

2.23m



4.99m



# Location on map

