

FOR RENT



Kolpa v|d Hoek

Wijnbrugstraat 337
3011 XW Rotterdam

Rent:
€ 2.600,- per month

MAKELAARS ♦ TAXATEURS

Features & specifications



Year of construction:	2004
Type:	apartment
Rooms:	3
Capacity:	300 m ³
Living area:	110 m ²
Balcony:	8 m ²
Heating:	city heating
Insulation:	fully insulated
Energylabel:	A



Description

What a view! This modern furnished 3-room apartment located on the 31st floor of the "Waterstadtoeren" in the centre of Rotterdam is now for rent. From great height you can enjoy the magnificent view over the Erasmus Bridge, the Willems Bridge, the Maas and the Boompjes.

Because of its central location in the Scheepvaartkwartier, all daily facilities are within easy reach. In the immediate vicinity are various shops, restaurants and cafes, gyms and other entertainment. The hotspots of Rotterdam, such as the Erasmus Bridge, the Maasboulevard and the Market Hall are all within 5 minutes' walking distance. Public transport options are at every corner of the street. The motorways (A16 and A20) can be reached within 15 minutes by car.

Layout:

Ground floor:

Closed entrance with doorbells, 3 lifts, access to the parking garage and container room.

31st floor:

Hall, toilet, wardrobe space and meter cupboard. Through the hall you reach the spacious living room with open kitchen. The living room is equipped with modern furniture in Rotan-style. On the south side of the living room are the sliding doors and the sunny balcony. In the living room you will also find the open kitchen, which is equipped with various appliances such as dishwasher, fridge, microwave oven, electric hob with extractor fan and sink. Next to the kitchen is the door to the spacious bedroom. From the bedroom you have direct access to the walk-in closet and the bathroom. The bathroom has a bathtub, shower cabin, double washbasin with mirror and radiator. The second room is fitted as a home office with a desk and office chair, in addition to a sofa bed that turns into a bed for visitors. The desk and office chair can be removed in consultations.

Special features:

- beautiful view from the balcony(facing south);
- 2nd bedroom is furnished as walk-in closet;
- In the centre of Rotterdam.

Conditions:

- Minimum rental period: maximum 24 months;
- Preferred starting date: 30th of June 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.
- State of delivery: with the current facilities and further as visible during the viewing or in consultation with the lessor.

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.

















Location on map

