

**FOR RENT**



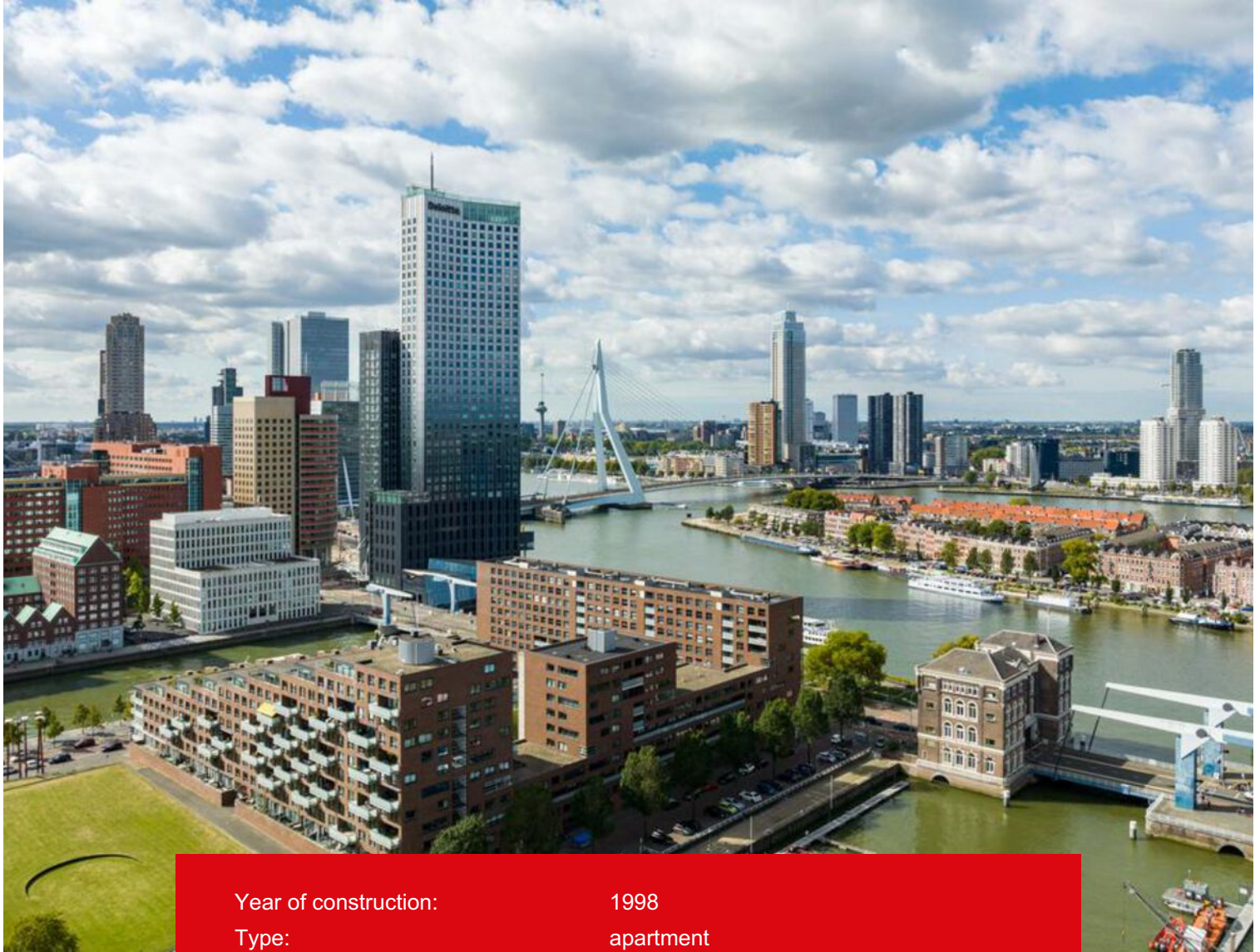
**Kolpa v|d Hoek**

Helmersstraat 127  
3071 AD Rotterdam

Rent:  
€ 1.750,- per month

MAKELAARS ♦ TAXATEURS

# Features & specifications



Year of construction:	1998
Type:	apartment
Rooms:	3
Capacity:	255 m <sup>3</sup>
Living area:	95 m <sup>2</sup>
Internal storage:	4 m <sup>2</sup>
Terrace:	15 m <sup>2</sup>
Heating:	city heating
Energylabel:	A



## Description

Very central, yet quiet located spacious unfurnished 3-room maisonette on the first and second floor in the luxury apartment building "Maasdam". The apartment is located in the area 'Kop van Zuid' with the 'Entrepothaven' just around the corner.

The location at 'Kop van Zuid' is ideal, with all daily metropolitan facilities such as shops, supermarkets as well as cafes and restaurants (like Foodhal and Hotel New York) and the Luxor theater. Near the Erasmusbrug and Willemsbrug and conveniently located to exit roads and public transportation facilities.

Details:

First floor:

Entrance hall with videophone, half tiled toilet with handwash, understairs cupboard, cloakroom, living room of approx. 32 m<sup>2</sup> with glass sliding door giving access to a large terrace of approx 15 m<sup>2</sup>. Semi open kitchen of approx 6 m<sup>2</sup> with various built-in appliances such as ceramic hob, extractor hood, microwave/oven, dishwasher and a "loose" fridge freezer. This entire floor has a beautiful wooden floor.

Second floor:

Landing, bedroom I of approx. 18,5 m<sup>2</sup> with built-in cupboard, bedroom II of approx 13 m<sup>2</sup> with cupboard, fully tiled bathroom of approx 6 m<sup>2</sup> with shower cubicle, washbasin and 2nd toilet, storage room with washer and dryer. This floor has a laminate floor.

The storage space is located in the basement.

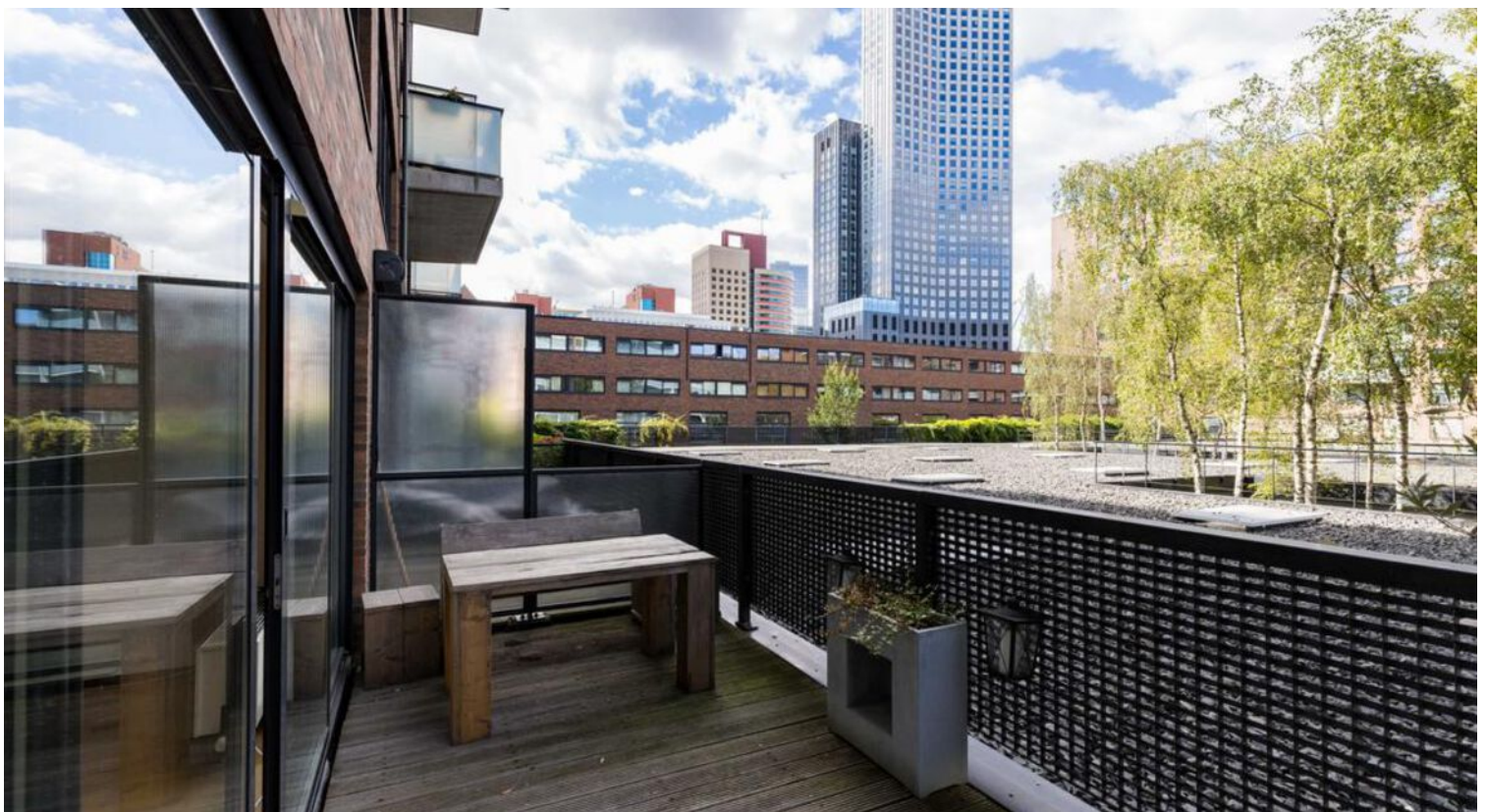
Special features:

- storage room in the basement;
- the entire first floor has a wooden floor;
- the entire second floor has a laminate floor.

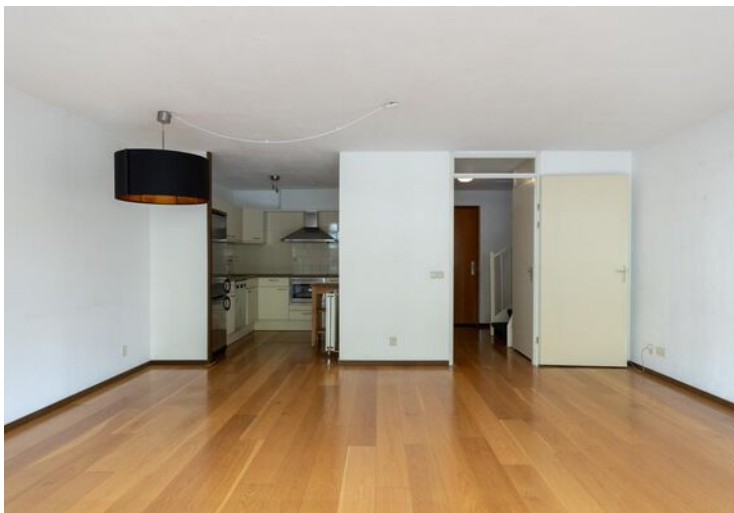
Conditions:

- Maximum rental period: 24 months;
- Preferred starting date: per 1st 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;
- Utilities: 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;
- Delivery house: as it is during the viewing or in negotiation.

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.





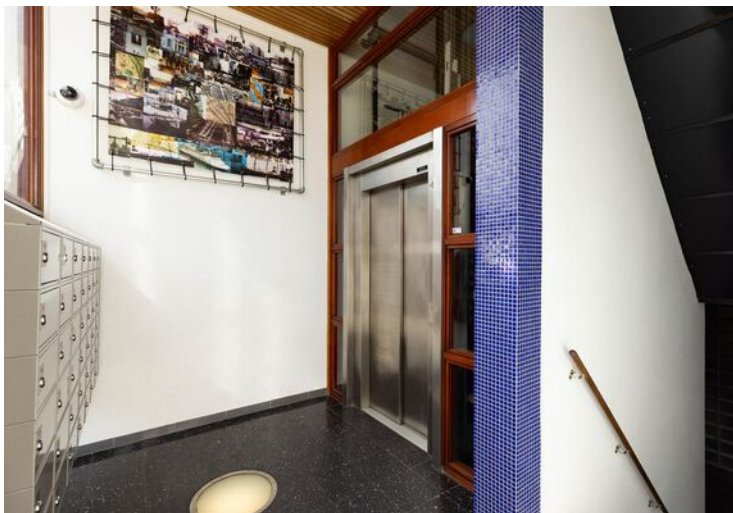
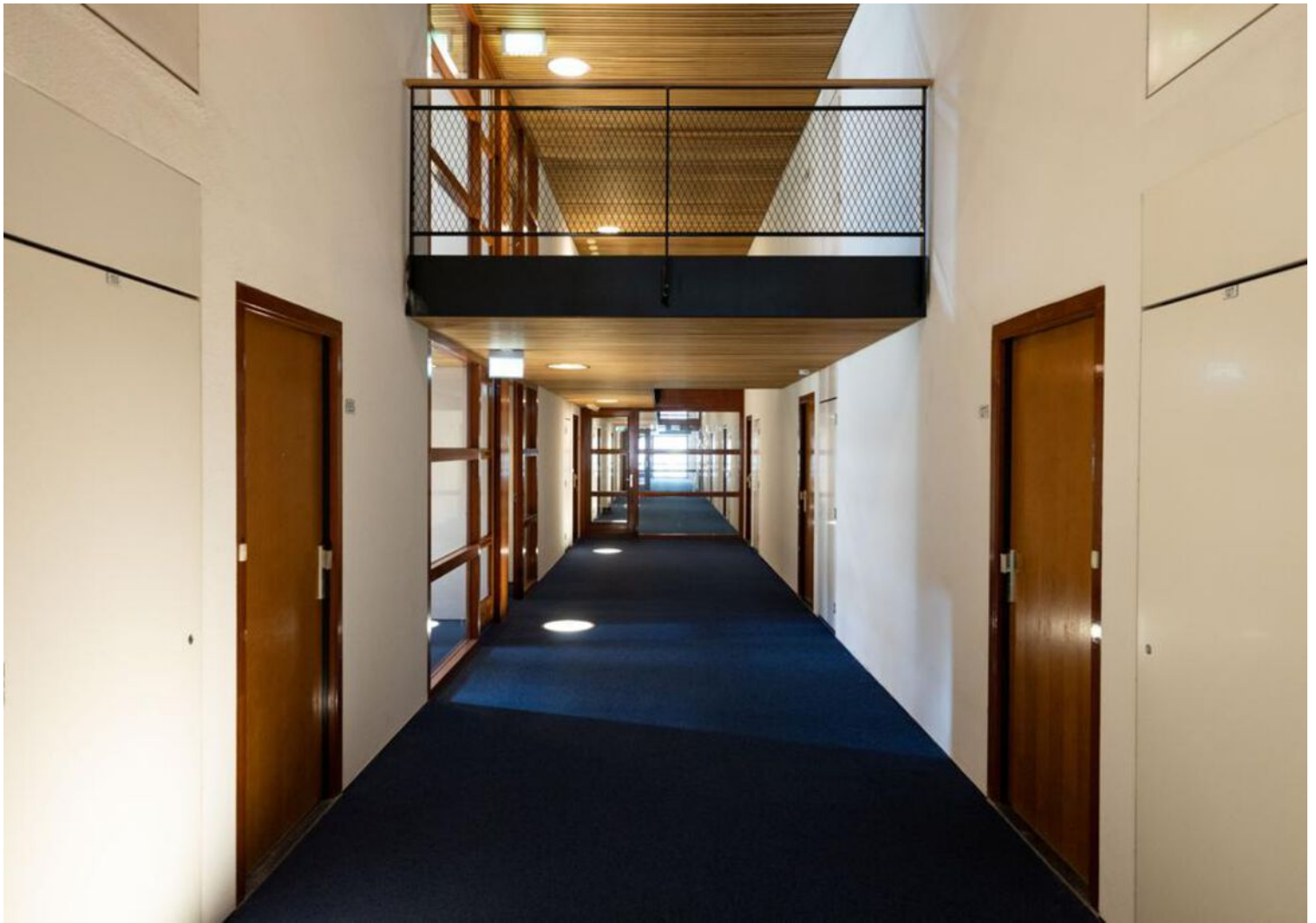














# Location on map

