

## Freijapad 4 Rotterdam



**Rental price € 2,700 per month  
including parking space,  
excluding gas, water, electricity,  
television and internet**

Molenaar|Cové Makelaars B.V.  
Teunie Cové Makelaar o.g.  
Nieuwland Parc 307  
2952 DD Alblasserdam  
tel: 078 – 89 07 999  
mobiel: 06-10 02 95 00  
[teunie@molenaarcove.nl](mailto:teunie@molenaarcove.nl)  
[www.molenaarcove.nl](http://www.molenaarcove.nl)



## Freijapad 4 in Rotterdam

Luxurious and perfectly finished, fully furnished 5-room house (133 m<sup>2</sup>) with private parking in a covered garage, built in 2010. This house is located in the popular area Katendrecht.

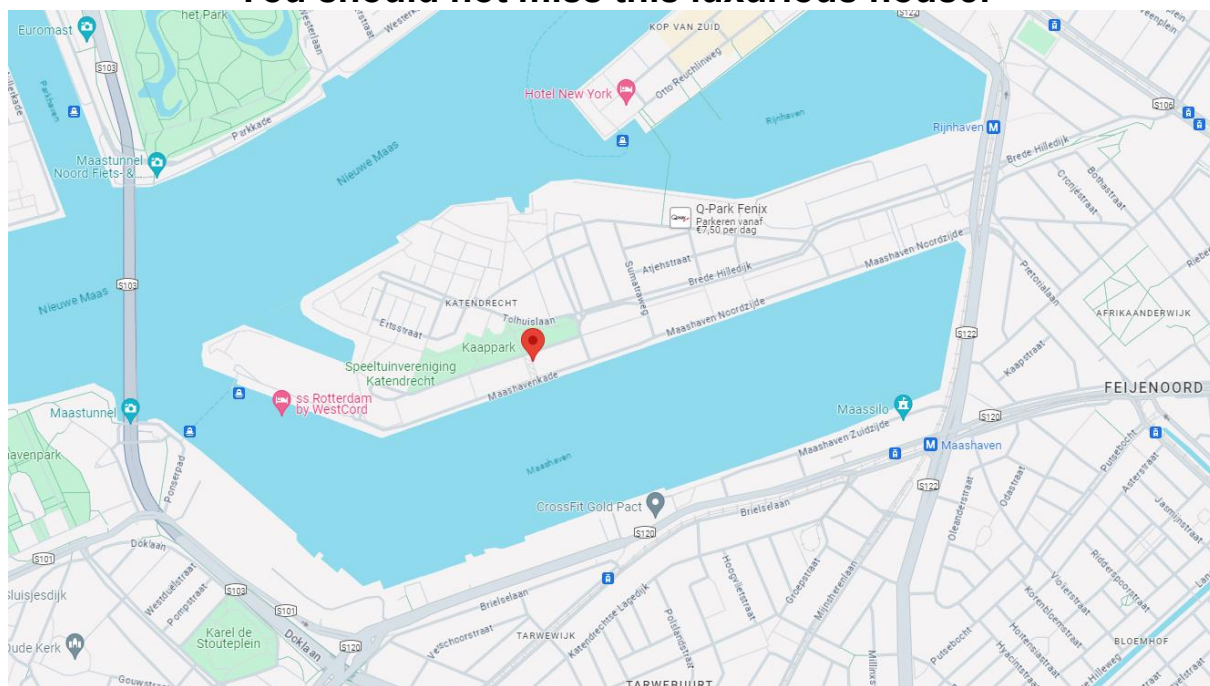
This house has an entrance on the groundfloor with a (bed)room, storage/laundry room and toilet. The private parking space is also accessible from the storage room/laundry room directly at the house in the parking garage. The first floor has a living room with open kitchen and a large roof garden. The second floor has three bedrooms and the luxurious bathroom, equipped with a bath with shower screen, 2nd toilet and washbasin.

This very energy-efficient home (energy label A) is equipped with district heating, fully insulated, hardwood frames with HR++ glazing, 16 solar panels and a heat recovery unit.

This house is finished with high-quality, sustainable materials and offers you very luxurious living comfort.

The house is perfectly situated in bustling Katendrecht in a quiet car-free street, a side street of the Maashavenkade within walking distance of public transport (the Waterbus, Watertaxi and metro station), close to the Kaappark, a variety of shops and restaurants, SS Rotterdam, theater Walhalla, Hotel New York and the Luxor Theater.

### You should not miss this luxurious house!





**Luxurious and very beautifully finished and furnished 5-room house with covered parking in Katendrecht!**

**Layout**

The entire house has a beautiful PVC floor, smoothly plastered/sprayed walls and ceilings..

**Grondfloor:**

The entire ground floor has a ceiling height of no less than 3.41 meters.

**Entrance:**

You enter the house through the entrance at the front of the house. In the hall there is the meter cupboard (11 groups and 3 earth leakage circuit breakers and three-phase current), access to a toilet with toilet and fountain, a bedroom/office, the storage room/laundry room and a stair to the 1st floor.



**Bedroom:**

Bedroom/office (3.34 x 2.47), located at the front with a view of the square and an oblique view of the Maashaven, the bedroom also has opening windows. This room is ideal to use as a home office or extra bedroom.



### **Laundry room/storage room:**

The spacious storage/laundry room (5.08 x 1.80) has storage space with shelves and storage attic, the connection for the washing machine and dryer, heat recovery system and a door to the parking garage followed by the private parking space. Also equipped with extra space under the stairs, with coat rack and shoe rack.



### **Parking space in garage:**

The house has a private parking space (number 86), which is located directly at the door of the storage room/laundry room. Also space for parking a bicycle, for example.



**First floor:**

The first floor has a ceiling height of 2.69 meters.

**Overflow:**

Through the landing you enter the living room with open kitchen.



**Living room:**

The very spacious living room with open kitchen (46 m<sup>2</sup>) has access to the spacious roof garden above the garage through French doors and lots of light through large opening windows with French balconies and access to the open kitchen.





## Kitchen:

Luxurious modern open kitchen in straight layout with breakfast bar and 2 stools and dining area with table and 4 chairs, located at the front of the house, equipped with the following built-in appliances; a 5-burner induction hob, extractor hood, oven, microwave, refrigerator, freezer and a dishwasher (2023). A Nespresso machine will also be left behind. The French doors with French balcony provide plenty of light and good ventilation.





### Terrace:

At the rear, the house has a roof garden above the garage of no less than 54 m<sup>2</sup>! with deck terrace and fully furnished with plants, lounge set, storage box for garden cushions, garden table with chairs and a water tap with hose reel. The roof terrace is accessible from the living room and equipped with an electric sunscreen.



## Second floor:

The second floor has a ceiling height of 2.69 meters.

Landing with access to the bathroom, 3 bedrooms and a storage cupboard. This floor has also a beautiful PVC floor.



## Bedrooms:

Bedroom 1 (16 m<sup>2</sup>), located at the front with a view over the Maashaven, the bedroom also has large opening windows, an Auping double bed and large wardrobe.



Bedroom 2 (3.94 x 2.84), located at the rear, equipped with a desk and a bed can be added at the tenant's request.





Bedroom 3 (3.94 x 2.18), located at the rear, a bed can be added at the tenant's request.








### Bathroom:

The luxurious bathroom (7 m<sup>2</sup>) is fully tiled and equipped with a bath with shower screen, floating toilet, washbasin with sink and mirror.



### Other:

-  Heating and hot water through district heating;
-  16 solar panels;
-  Furnished rental, where all furniture shown in the pictures and accessories, such as plants, rugs, television, washing machine, dryer, kitchen inventory, etc., remain in the home;
-  Rental price including parking space;
-  Acceptance: as from December 24th 2025.

**View and location:**

The house is located in a beautiful location, across the Maashaven and on a car-free street on the Katendrecht peninsula, close to the Kaappark, a variety of shops and restaurants, SS Rotterdam, Walhalla theater, Hotel New York and the Luxor Theater.





If you do NOT meet the following income requirements, it is not possible to rent the property.

The requirements are as follows:

**Income requirement:**

The (joint) income must be the gross monthly salary at least 3 times the monthly rent of the home (for this home, the (joint) gross monthly salary must be at least € 8,100).

**Delivery:**

The house is delivered furnished, adaptable to the tenant's personal needs.

**Deposit:**

Before the start of the rental, 2 months deposit must be paid and one month's rent in advance.

**Rental period and notice period:**

The rental period and the notice period are determined in consultation with the tenant, rental for a unfixed period, minimum of 1 year.

**Payments:**

Before accepting the home, the following must be paid: the first calendar month's rent, any days in the broken month and the fixed deposit.

**Identification:**

Private tenants must submit a passport and a work income statement. You may be asked for proof of good payment behavior during the last rental situation.

Companies/self-employed persons must submit a recent extract of their Chamber of Commerce registration, as well as a copy of the passport of the director who acts as contractor.

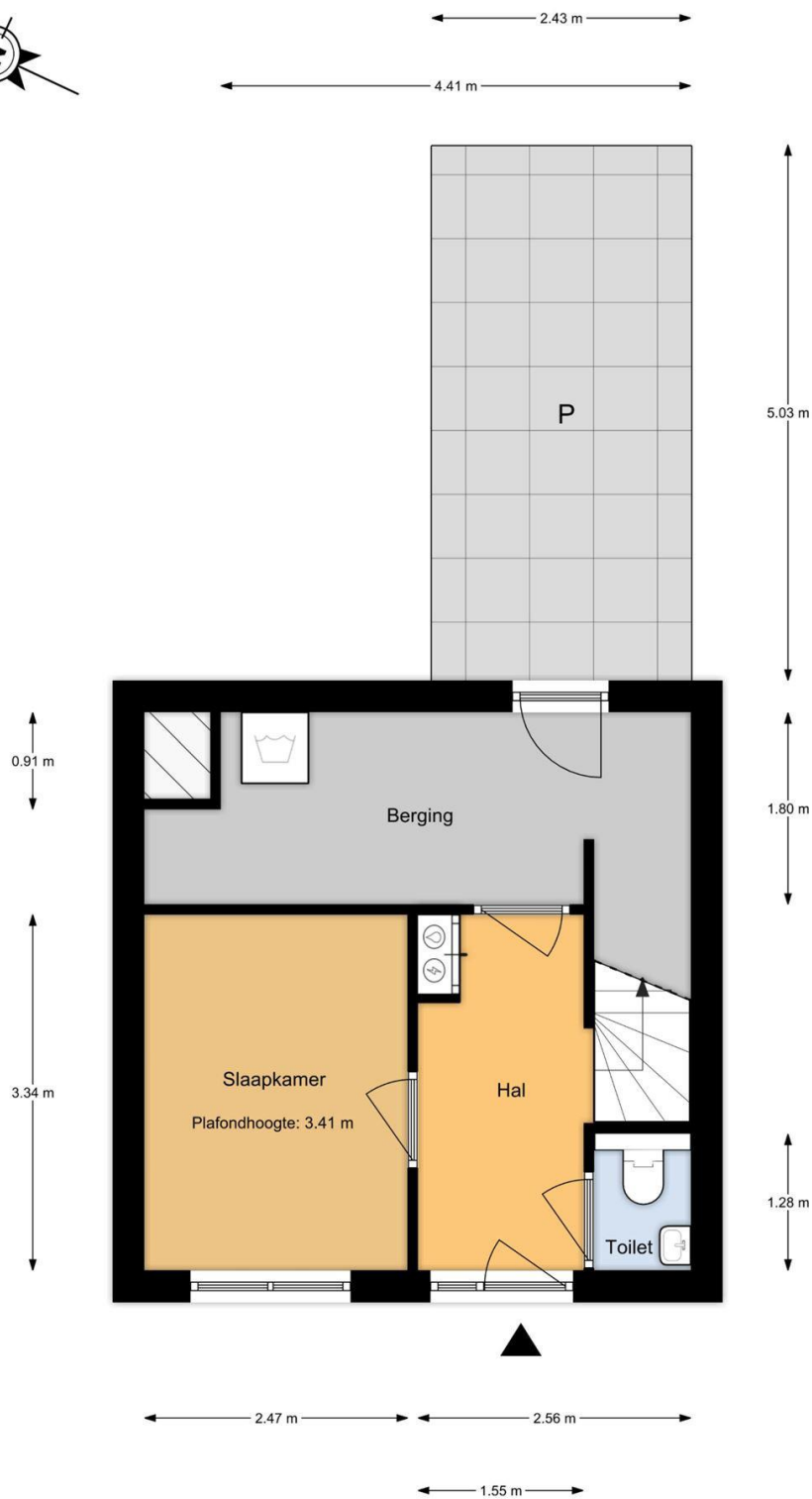
## Particularities

Rental price	€ 2,700 per month excluding gas / water / electricity / internet / TV subscription
Location:	Katendrecht in a side street on the Maashaven
Type of construction	Existing buildings, 2010
Type of object	Rowhouse
Own land	Yes
Living area	± 133 m <sup>2</sup>
Living room with open kitchen	± 46 m <sup>2</sup>
Bedrooms	Four bedrooms of 16 m <sup>2</sup> , 11 m <sup>2</sup> , 9 m <sup>2</sup> and 8 m <sup>2</sup> respectively
Bathroom	± 7 m <sup>2</sup>
Storage/laundry room	± 11 m <sup>2</sup> , voorzien van wasmachine-/droger aansluiting
Terrace	± 54 m <sup>2</sup>
Parking lot	Number 86
Heating	District heating
Electricity and heating	€ .... per month
Insulation	completely isolated

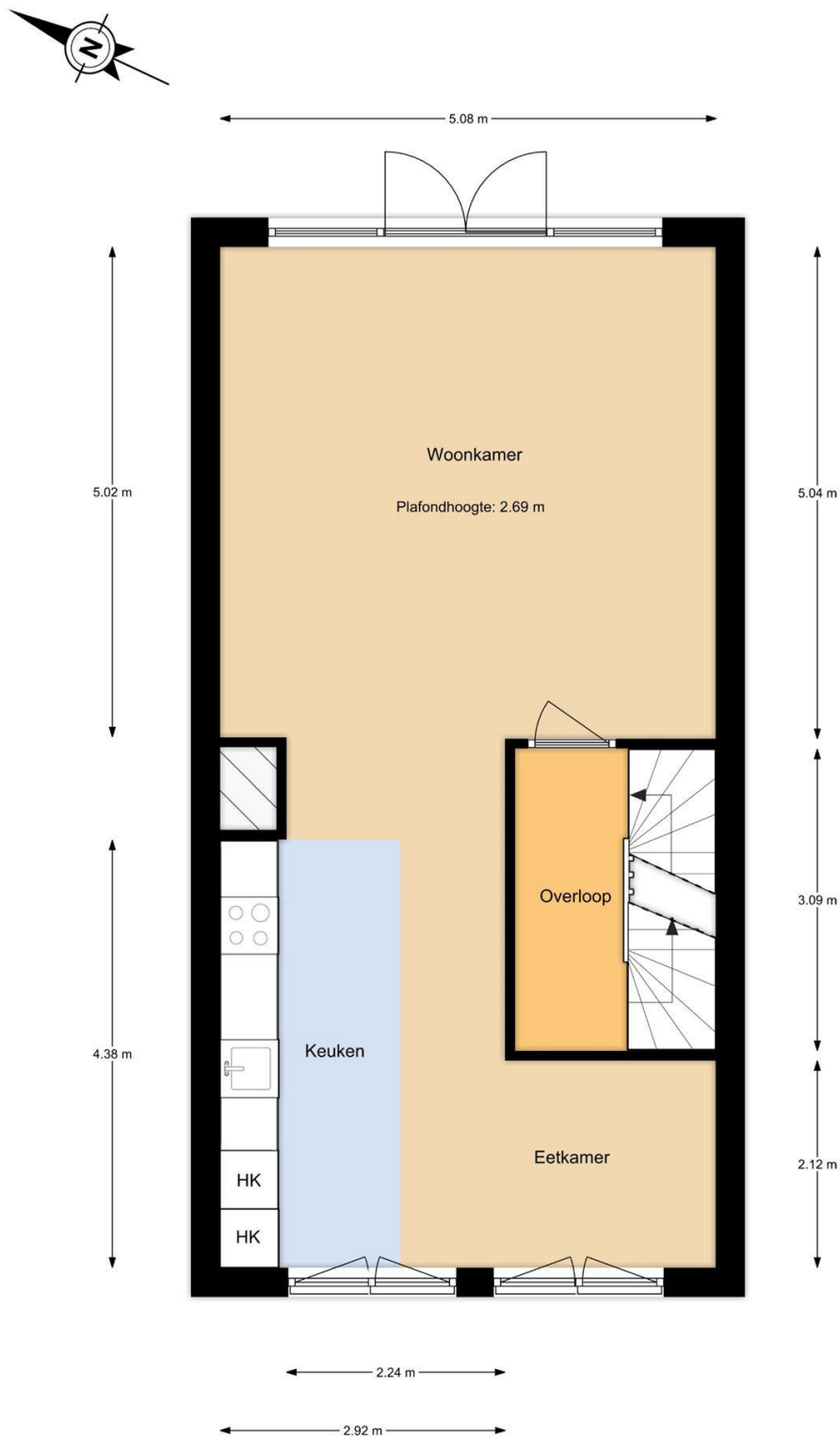


## Map

Ground floor:

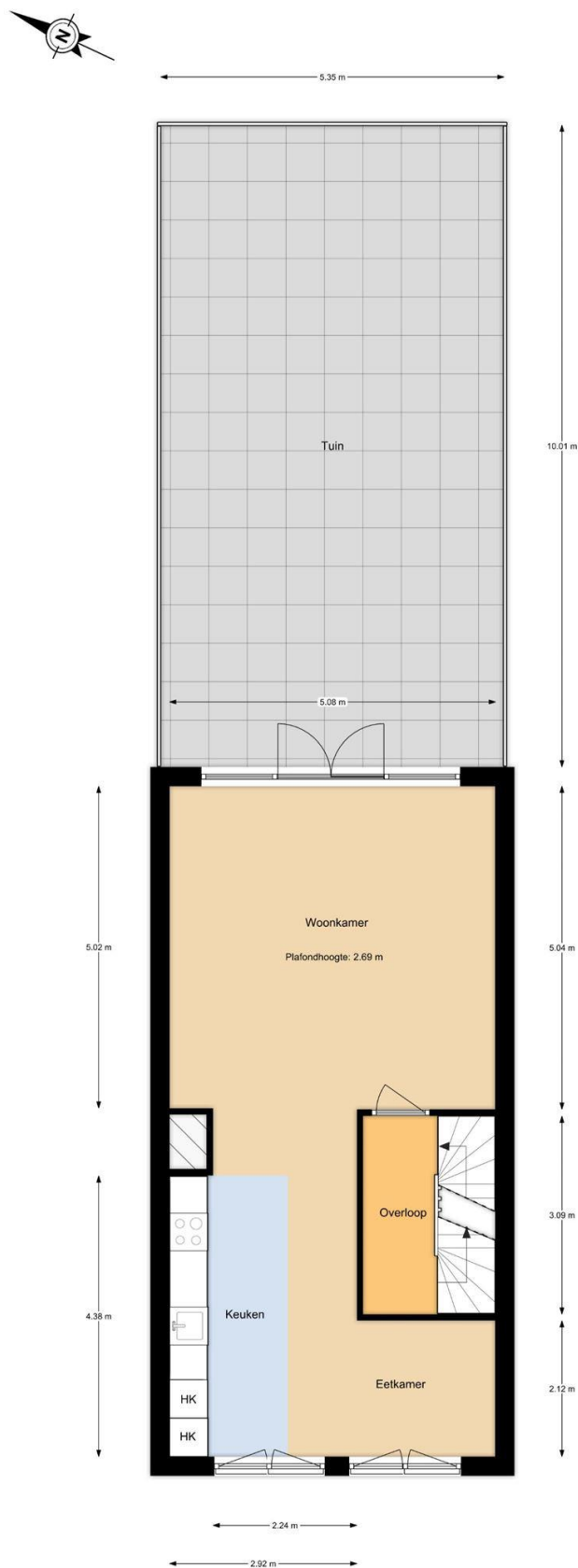


**First floor:**





**First floor with terrace:**



**Second floor:**

