

FOR RENT



Kolpa v|d Hoek

Siciliëboulevard 170
3059 XT Rotterdam

Rent:
€ 3.500,- per month

MAKELAARS ♦ TAXATEURS

Features & specifications



Year of construction:	2005
Type:	villa
Rooms:	6
Capacity:	625 m ³
Living space:	195 m ²
Terrace:	28 m ²
External storage space:	23 m ²
Heating:	city heating
Energylabel:	A



Description

This royal semi-detached house with 5 bedrooms, a sauna and a beautiful view over the Zevenhuizerplas is now available. In total it is 195 m² spread over 4 floors. In addition, the house has a well maintained front and back yard, free parking on the street, a private parking space and a terrace where you can enjoy the beautiful view of the lake.

The house is situated on the boulevard and beach of Nesselande, in the recreation area the Rottermeren with among other things a water-ski track and a beach volleyball club. The centre of Nesselande is in walking distance and has much to offer. In the center there are several stores located for daily needs such as a supermarket(Jumbo), Etos, Gall and Gall, a hairdresser, a health center and several restaurants. There are also schools and various sports clubs located in the district. The house is conveniently located for public transport (bus and metro station "Nesselande" at about 5 minutes walking distance). The A20 motorway direction Gouda / Schiedam and the A12 direction The

Hague are easily accessible.

Ground floor:

Entrance hall with meter cupboard, modern toilet with natural stone sink and stairs to the 1st floor. At the front of the house there is a double entrance. Through the first door you have direct access to the hall, through the second door you enter one of the bedrooms. This room could serve as a practice at home with private access to the room.

When you enter through the main entrance you directly enter the hallway. From the hall you have access to an in-between room, two bedrooms where one room has direct access to the garden. The entire floor is equipped with an antique wooden floor.

1st floor:

With the stairs you reach the 1st floor where you will find the spacious living room with balcony and the open kitchen.

The kitchen is located at the rear of the house and has a modern kitchen with cooking island and various appliances, such as a 4-burner ceramic hob, extractor, fridge, freezer, dishwasher, oven and microwave. The kitchen has a solid granite countertop and a ceiling with spotlights. The balcony can be reached with a sliding door and electrically operated sunshade.

2nd floor:

Landing with a separate toilet. Bedroom III at the front with a window overlooking the lake.

Bedroom IV at the rear of the house overlooking the garden. Very luxurious finished bathroom with a bath, walk-in shower, design radiator and a cabinet with two sinks.

3rd floor:

Landing with access to bedroom V at the rear of the house. In the bedroom you can find the connection for a washing machine and dryer. With the hallway you can reach the terrace which includes a sauna.

Details:

- Semi-furnished house;
- Front and backyard, sunny terrace and a private sauna;
- Located on the boulevard and beach of

Nesselande;

- Beautiful view over the Zevenhuizerplas.

Rental conditions:

- minimum rental period: 1 year;
- preferred starting date: immediately;
- rental price correction: the rent will be increased yearly with the percentage as laid down by the Central Bureau of Statistics (CBS), according to the general provisions in the rental agreement for living accommodations;
- the cost of gas, water and electricity consumption, TV / internet etc. are not included in the rent and should be settled directly with the utility / supplier.
- deposit: minimum 1 month.

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.

























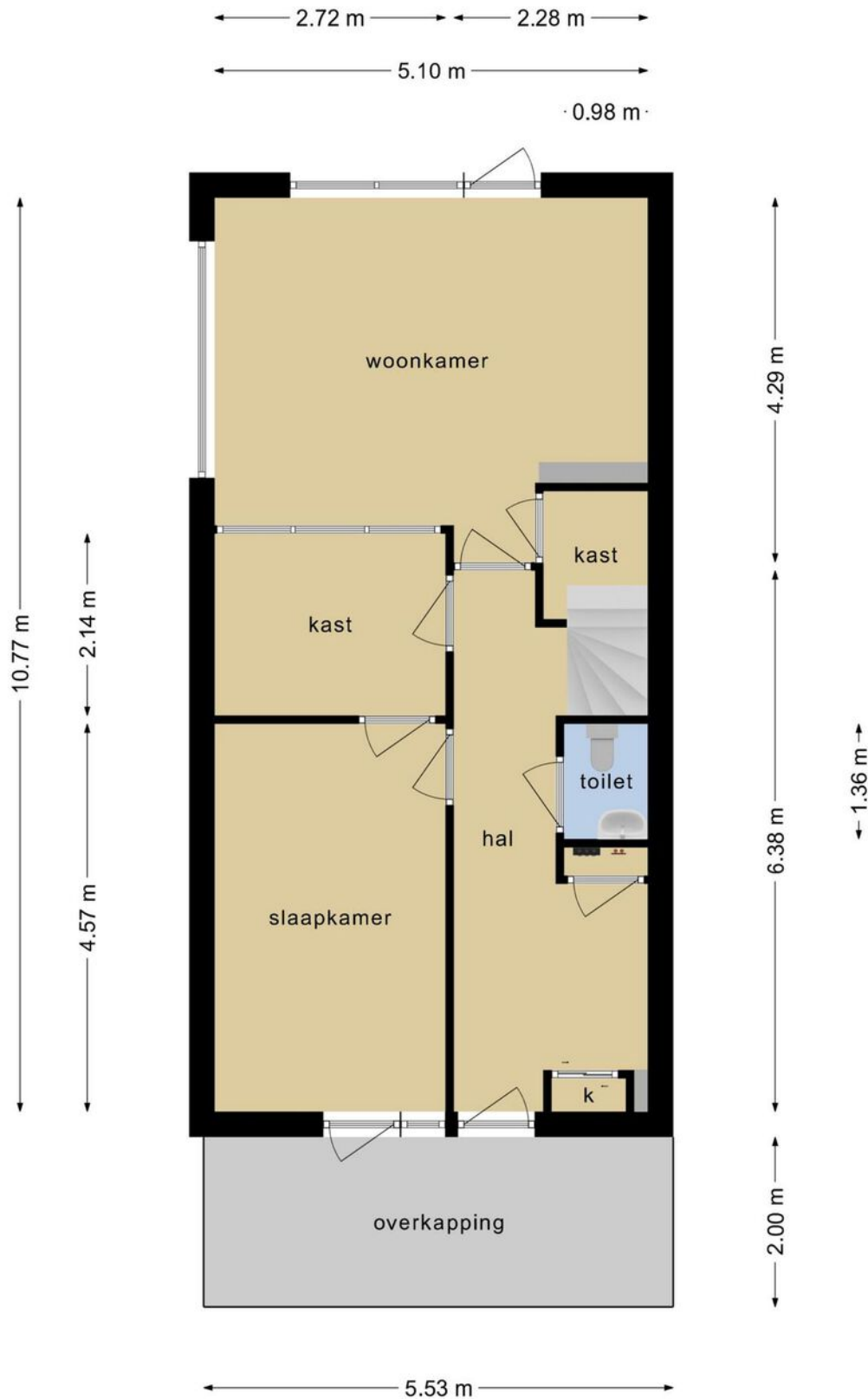






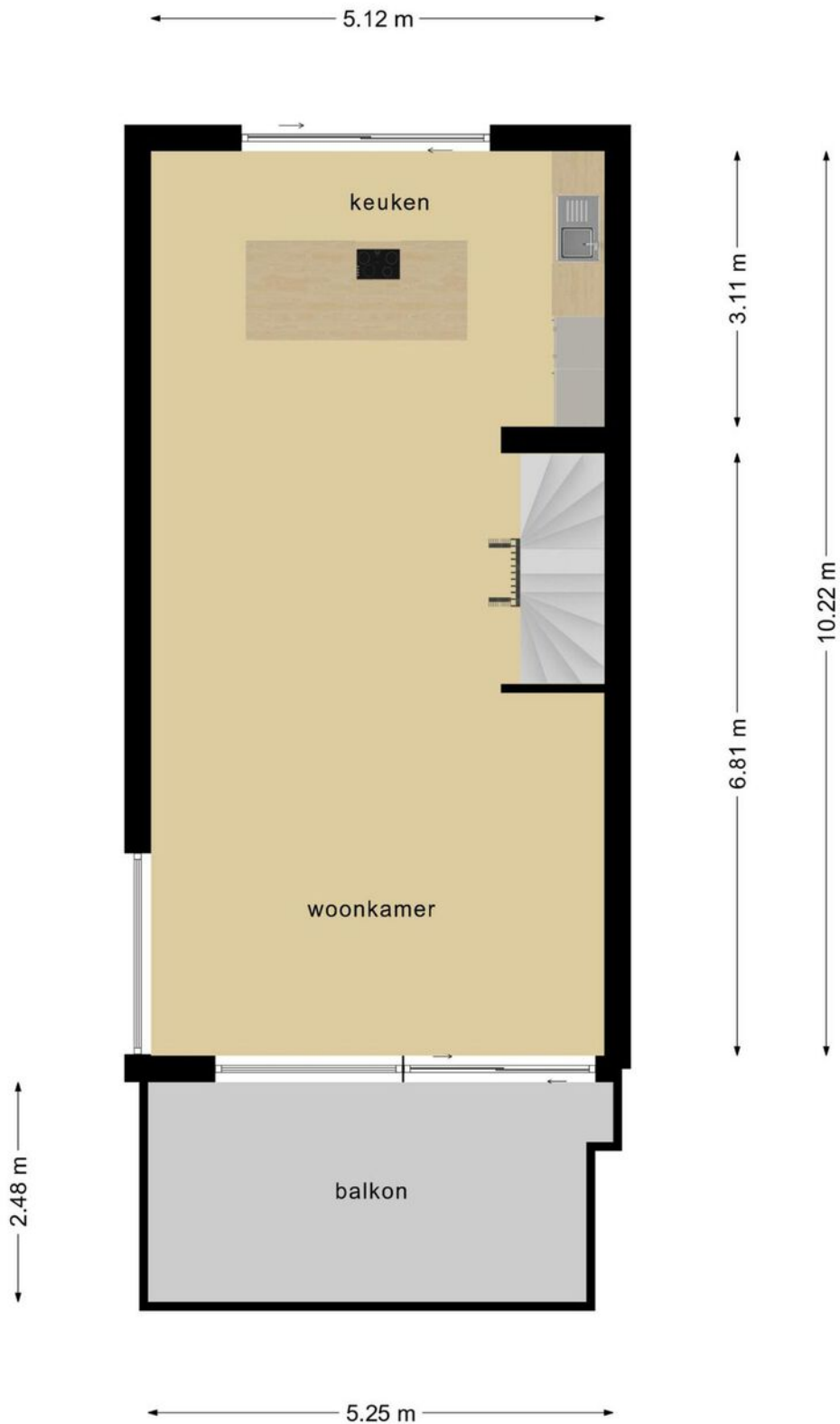


Floor plan



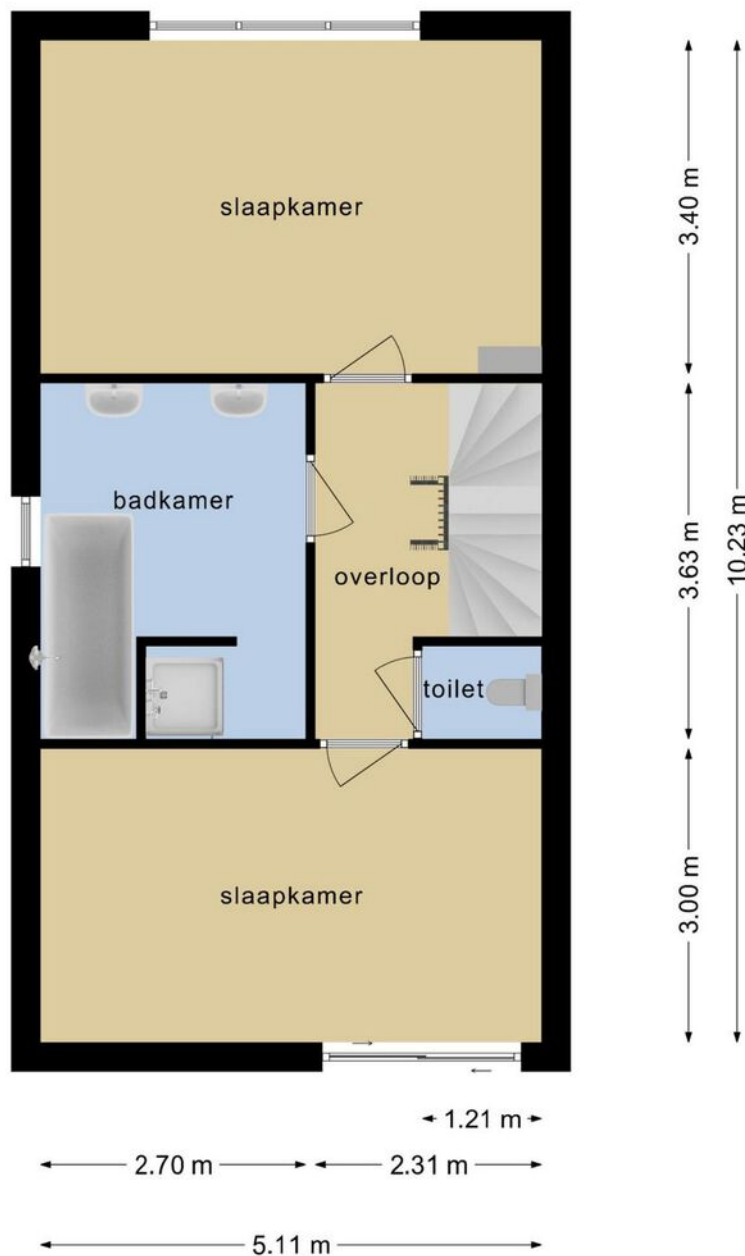
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Floor plan



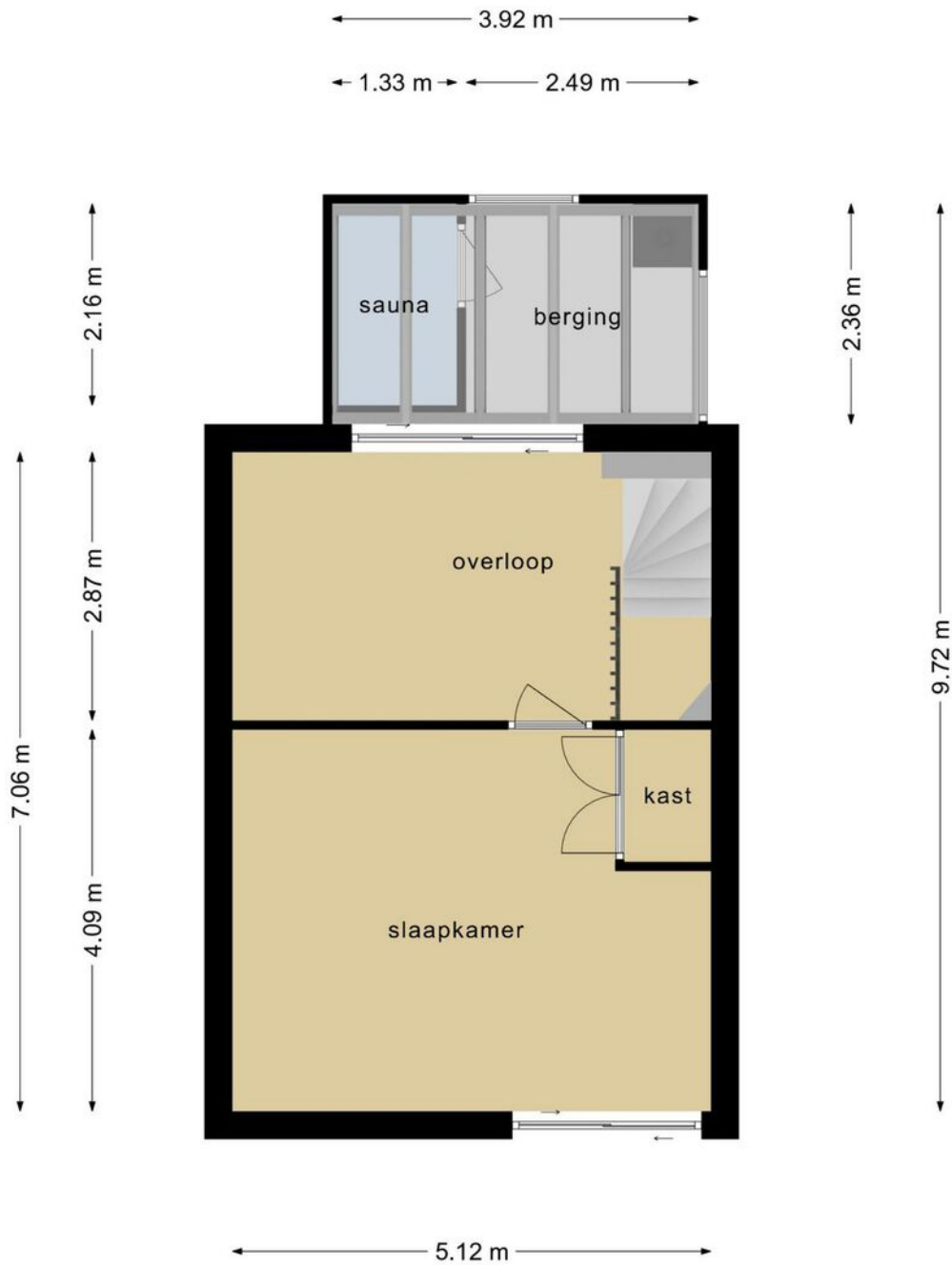
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Floor plan



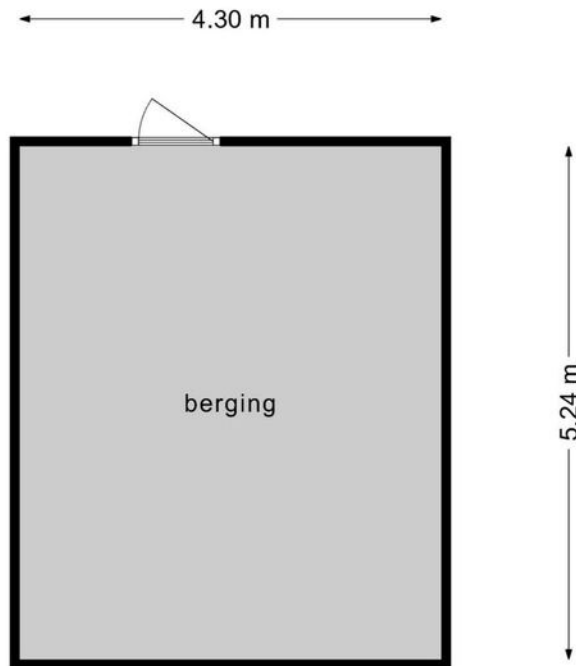
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Location on map

