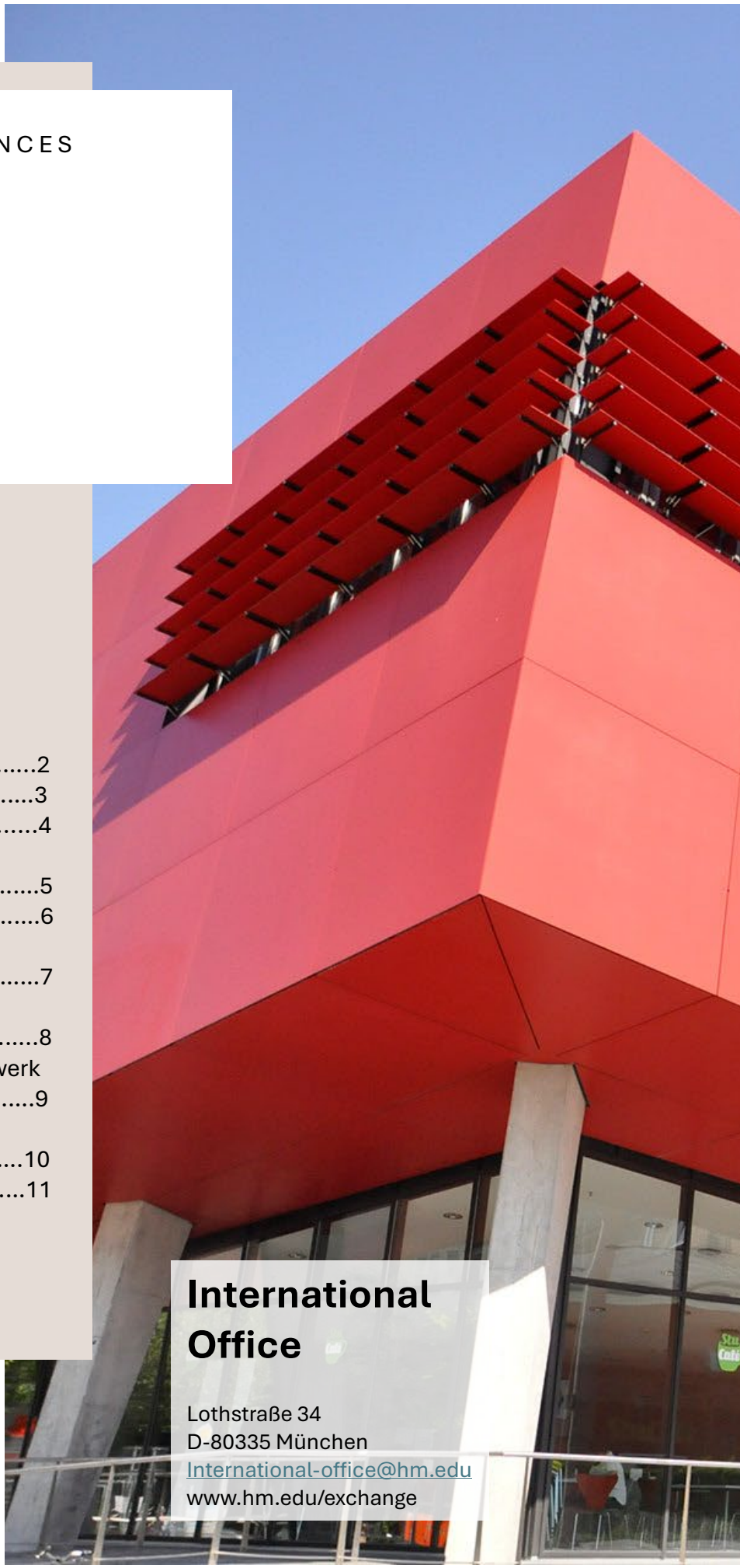
UPDATED 01/2025

HOCHSCHULE MÜNCHEN
UNIVERSITY OF APPLIED SCIENCES

FINDING ACCOMODATION IN MUNICH

A guide for International Students & Guests



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HM Hochschule München University of Applied Sciences

Rental Market in Munich

Hochschule München (HM) is one of the largest universities of applied sciences in Bavaria, with around 18,000 students. As one of Germany's most prominent institutions of its kind, HM offers more than 100 degree programs across disciplines such as Engineering, Business Administration, Tourism, Social Sciences, and Design.

Congratulations on choosing to spend a semester or more in one of Germany's most beautiful and livable cities. Munich, along with its surrounding areas, is one of the country's strongest economic centers, making it a magnet for job seekers and academics alike. With approximately 130,000 students and numerous visiting scholars residing in Munich, the city has a vibrant and dynamic community. However, the housing market is challenging, especially for single apartments, which are scarce, and the waiting lists for student residence halls are long.

Munich's rental rates are among the highest in Germany, with the average price per square meter ranging from 15 € to 25 €. In popular inner-city areas such as Schwabing and Haidhausen, prices can exceed 25 € per square meter. More affordable options can be found in peripheral districts and the Munich surrounding area, including locations like Neufahrn, Freising and Taufkirchen. Munich's extensive public transportation system ensures these areas are easily accessible. Therefore, it's advisable not to limit your search to the city center but also to consider districts within the suburban rail network.

Keep in mind that fully furnished single apartments are often the most expensive, with prices ranging from 1,200 € to 2,500 €. In contrast, a single room in a shared apartment (Wohngemeinschaft or WG) is significantly cheaper, with costs typically between 500 € and 800 €. Since it is difficult to secure a room in a student residence hall, most local students and visiting faculty rely on private accommodation options, including apartment sharing, sublet rooms, or single apartments.

Hochschule München (HM) does not operate its own student or faculty residence halls. Most public residence halls are managed by the Munich Student Union (Studierendenwerk München). Each semester, HM is allocated a limited number of rooms (referred to as "service-package rooms") for international students and visiting lecturers participating in exchange programs like Erasmus+. However, due to the limited availability, we can only accommodate some of our incoming exchange students in these residence halls. To ensure fairness, we conduct a housing raffle among those who have applied for a room. You will be notified in July (for the winter semester) or January (for the summer semester) if you have secured a room through the raffle. If you do not receive a room in a public residence hall, we recommend exploring the private rental market or applying to church-run or privately-operated student and faculty residence halls.

Finding accommodation in Munich can be challenging and requires persistence. However, don't lose heart - so far, all our exchange students and guest faculty members have successfully found a place to stay.

General Information

It's advisable to start your search for accommodation early. If possible, try to arrive in Munich a few weeks before the semester begins, especially for the winter semester. During Oktoberfest, which typically takes place from mid-September to early October, it is nearly impossible to find a place to stay in Munich.

Whether you're a student or a guest lecturer, it's crucial to make your emails to landlords stand out! Landlords often receive a large number of inquiries, and short or generic messages are frequently overlooked. If you find an interesting offer, call immediately rather than waiting for an email response.

Be prepared for a so-called "**Besichtigungstermin**" (viewing). This could be a viewing just for you or for several people at the same time. Introduce yourself to the landlord or potential roommates by providing a résumé and/or a photo. Also, bring your student ID, passport, or ID card, a "**Mieterselbstauskunft**" (a voluntary self-assessment), and proof of your financial situation (e.g., a letter from your parents or employer).

The landlord will likely ask for a **"Kaution"** (security deposit) equivalent to three months' rent. This deposit will be placed in a special savings account, which you cannot access until the landlord releases it when you move out and leave the apartment in good condition.

Always try to speak at least some German. Experience shows that you're more likely to be considered as a candidate for an apartment this way.

Some useful German Terms

Zwischenmiete	Short term rental
Besichtigungstermin	Viewing
Provision	Commission fee
Kaution	Deposit
Betriebskosten	Overhead, running costs
Nebenkosten	Additional cost (water, etc.)
Wohngemeinschaft (WG)	Shared apartment
Mieter	Tenant
Vermieter	Landlord/lady
Untermieter	Subtenant
Warmmiete	Gross rent
SCHUFA-Auskunft	SCHUFA credit report
Hausordnung	House rules

BEWARE OF FALSE ADVERTISEMENTS AND SCAMS!

Every semester, some of our exchange students and visiting lecturers fall victim to fraudulent housing ads. Some have paid several hundred euros in advance for non-existent rooms or apartments, and the number of such cases is increasing each semester. To prevent this from happening to you, watch out for the following warning signs:

- The room or apartment offer is written only in English.
- The person offering the accommodation is only available via email and does not provide full contact details, such as a full name, phone number, or address.
- The room or apartment is priced too low for Munich standards (current average prices: single rooms 500 € to 800 €, two-room apartments 1,200 € to 2,700 €).
- The landlord asks you to send money via Western Union or similar money transfer services before you've seen the room or apartment. **Never transfer money in advance** (for rent, security deposit, etc.).
- The landlord doesn't ask for any personal information.
- The photos of the apartment look like they've been taken from a catalog or brochure.

By being mindful of these signs and exercising caution, you can ensure that you find legitimate and secure accommodation in Munich, whether you are a student or a guest lecturer.

Where to start?

To assist you in your search for accommodation in Munich, here are some valuable resources and tips, whether you're a student or a guest lecturer.

You will find useful real estate ads in the following regional newspapers**: Süddeutsche Zeitung**, **Münchner Merkur**, **tz**, and **AZ**. Among local newspapers, keep an eye out for free publications like **Hallo München** or **Münchner Wochenanzeiger**. Although they don't have online versions, they can be quite helpful.

Germany's major online real estate portals, such as **ImmobilienScout24**, **Immowelt**, and **Immonet**, are essential tools in your search. These sites offer categories for furnished apartments, short-term rentals (Kurzzeitmietangebote), and shared apartments (Wohngemeinschaften or WGs). In addition, specialized platforms like **WG-gesucht.de** focus on shared accommodation, which is a popular choice among both local students and visiting academics. Sharing an apartment not only increases your chances of finding a place but also significantly reduces costs and provides an excellent opportunity to meet other international or German residents.

Facebook groups dedicated to housing in Munich are another excellent resource. These groups frequently post offer for apartments, single rooms, or sublets. We strongly recommend joining one of these groups, as they can be incredibly helpful. Just type in "**Wohnung München**" or something similar and you will find a lot of groups.

The **Munich Student Union (Studierendenwerk München)** provides extensive information on their website, including their own apartment agency for short-term rentals (up to four months) in the student village "**Studentenstadt**" and a private housing referral service in the Olympic Village. For more details, visit: Studierendenwerk München - Accommodation.

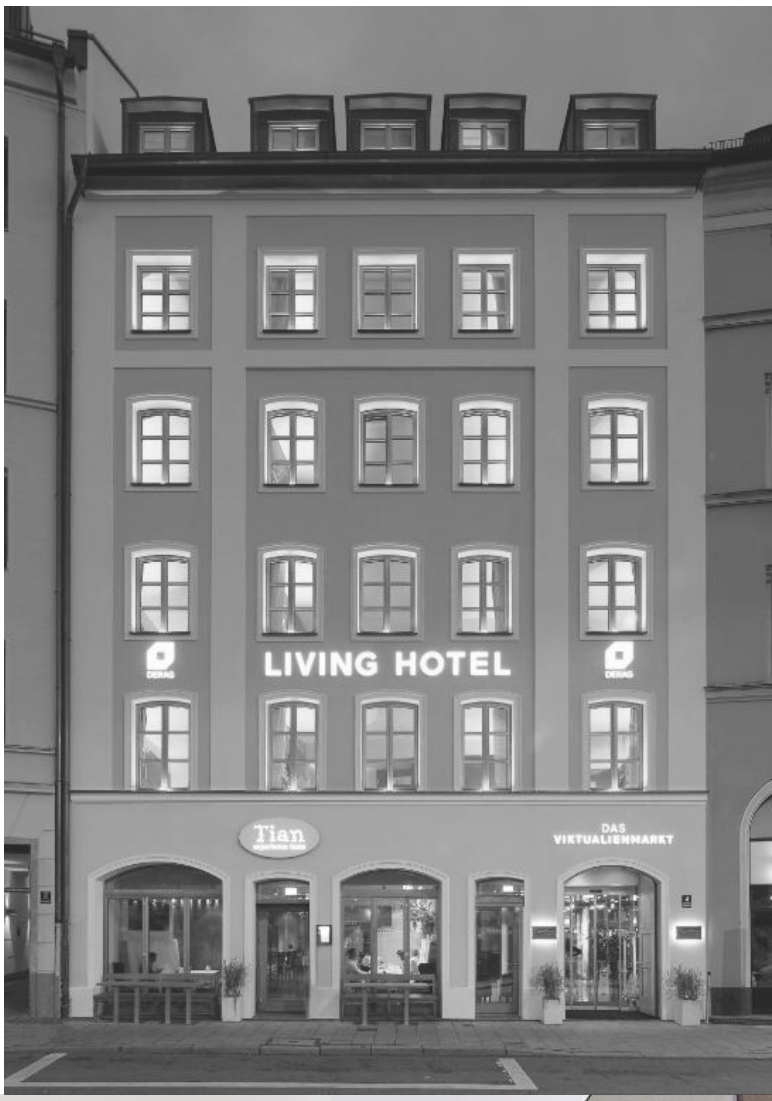
Another useful strategy is to check the bulletin boards at various university campuses or at supermarkets. At the **Hochschule München (HM)** main campuses at Lothstr. 34 and Lothstr. 64 (in the "red cube"), and in the lobby of the mensa building at Lothstr. 13d, you will find bulletin boards with various advertisements for WGs and apartments, alongside job offers. Similarly, bulletin boards are located in the main buildings of **Ludwig-Maximilians-Universität (LMU)** at Geschwister-Scholl-Platz 1, and **Technische Universität München (TUM)** at Arcisstr. 21. Additionally, TUM operates an electronic bulletin board for housing searches: TUM Bulletin Board.

Last but not least, don't be afraid of approaching other students – they possibly face the same situation as you and you could join them in searching for shared apartment. You can also place your own ad on an Internet platform, in newspaper, etc. On the following pages, we want to share some tips and links with you to make your search a little bit easier. Please do not forget that searching for accommodation can be a difficult and though process – but in the end you will be successful.

Best of luck with your search!

Where to search? Furnished Apartments & Serviced Apartments

For those seeking convenience and comfort, furnished and serviced apartments offer an ideal solution. These accommodations come fully equipped with essential furniture and amenities, making them perfect for short-term stays or for those who prefer a hassle-free living experience. Whether you're a student or guest these options provide a flexible and often more convenient alternative.



Studentenhaus Domino
www.studentenhaus-domino.de/startseite

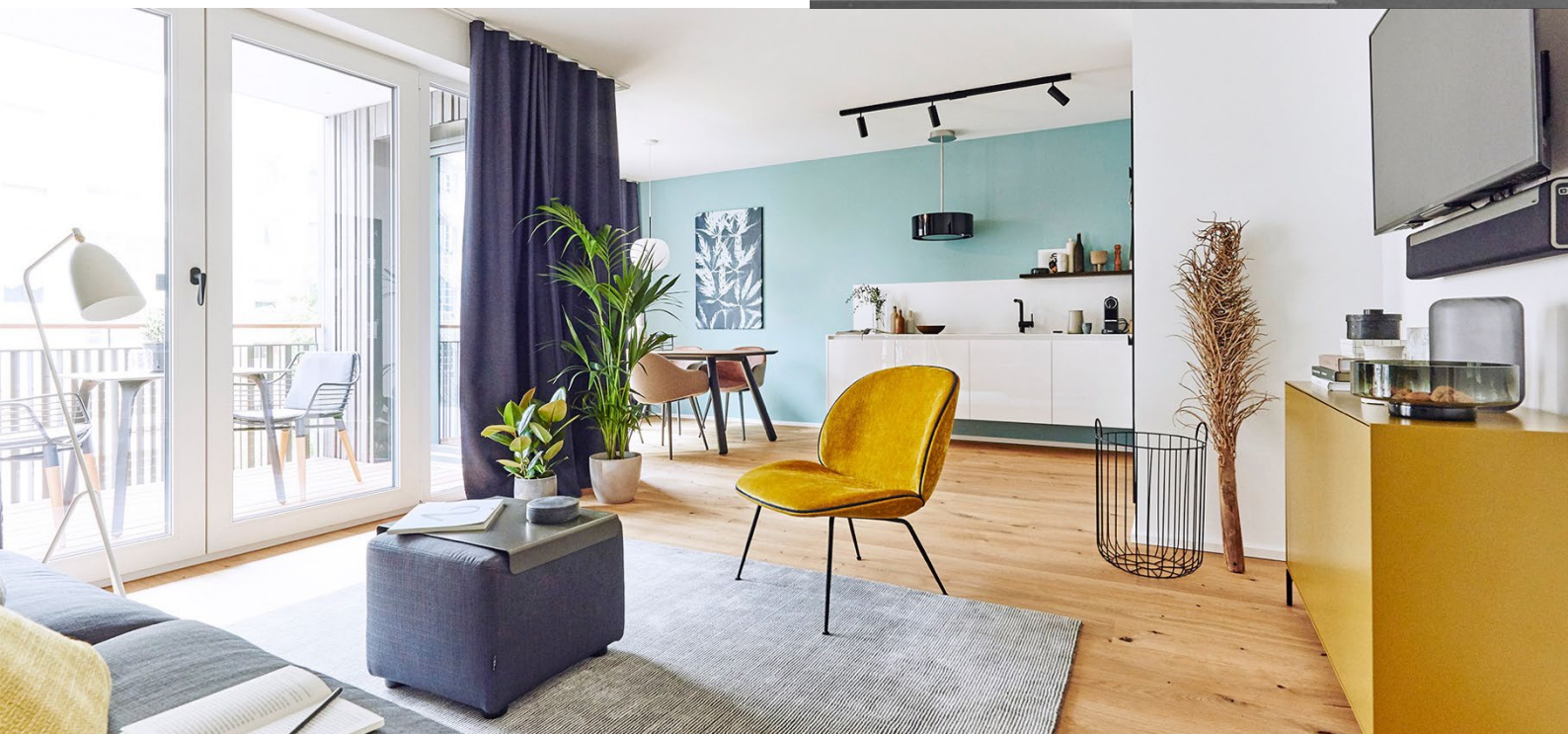
Acco Real
www.accoreal.com

Boardinghouse Freising (Freising)
www.boardinghaus-freising.de

1,2 sleep
www.12sleep.com/en/muenchen

Concept Living München Boardinghouse Service Apartments
www.concept-living-munich.de/en

Living Hotels
https://www.living-hotels.com/en



Hotel & Hostels

Hotels & Hostels provide flexible accommodation options in Munich. Hotels offer comfort and privacy with various amenities, ideal for both short and extended stays. Hostels, on the other hand, are budget-friendly and sociable, perfect for meeting fellow travelers and saving on costs. Both choices offer convenience while you search for more permanent housing or explore the city.

Meininger Hotels
www.meininger-hotels.com/en

a&o Hostels
www.aohostels.com/en/muenchen

Augusten Hotel
www.augustenhotel.de/en/

Cocoon Hotels
www.cocoon-hotels.de/en

Harry's Home hotel & apartments
www.harrys-home.com/en

Hostelworld
www.hostelworld.com

Hotel Europa
www.hotel-europa.de/en

Jugendherberge
www.jugendherberge.de/en/

Motel One
www.motel-one.com/en

Smart Stay Hotels
www.smart-stay.de/en

The4You Hostel & Hotel München
www.the4you.de/en/

Wombat's City Hostels
www.wombats-hostels.com

Euro Youth Hostels Munich
https://www.euro-youth-hotel.de/en/

Newspaper, Social Media & Online Marketplace

Newspapers, social media and online marketplaces are valuable resources for finding accommodation in Munich. Local newspapers and free publications offer listings, while social media groups and online platforms provide up-to-date offers and opportunities. Utilizing these channels can help you discover a range of options and connect with potential landlords and roommates.

Abendzeitung
www.abendzeitung.de

HALLO München
www.hallo-muenchen.de

Münchner Merkur
www.merkur-online.de

Münchner Wochenanzeiger
www.wochenanzeiger.de/mietangebote

Süddeutsche Zeitung Immobilienmarkt
www.immobilienmarkt.sueddeutsche.de

tz München
www.tz-online.de

Kleinanzeigen
www.kleinanzeigen.de

Housing Anywhere
www.housinganywhere.com

Immobilio
www.immobilio.de/mieten/wg/muenchen

Immonet
www.immonet.de

ImmoScout24
www.immobiienscout24.de

Immowelt
www.immowelt.de

Locanto
www.locanto.de

Nestpick
www.nestpick.com

Quoka
www.quoka.de

WIMDU
www.wimdu.de

wohnung-jetzt
www.wohnung-jetzt.de

Wohnungsbörse
www.wohnungsboerse.net

Wohnungsmarkt24
www.wohnungsmarkt24.de

Facebook Groups
www.facebook.com

Camping, Private Accommodation & Other Accommodation

For a budget-friendly and flexible stay, consider camping or alternative accommodations like guesthouses. Private housing options offer personalized living arrangements and direct interactions with landlords. These choices provide unique and diverse alternatives to traditional rentals.

Camping Platz München-Thalkirchen
www.campingplatz-thalkirchen.de

The Tent
www.the-tent.com

Alten Service Zentrum / Mehrgenerationenhaus Eching
www.asz-eching.de

Beinander e.V. München
www.beinander.org/wohnen-fuer-hilfe/wohnraumnehmende-2

WSB Bayern
www.wsb-bayern.de

Airbnb
www.airbnb.de

Wohnen am Marxhof
www.wohnenmuenchen.de

Booking.com
www.booking.com

The Munich Student Union – Studierendenwerk München

The **Studierendenwerk München** is an important point of contact for anyone studying in Munich and looking for affordable accommodation - especially in a city where the housing market is often overpriced and highly competitive. Here you can find out how the Studierendenwerk can support you and what you should look out for.

Halls of residence: Affordable and well located
The Studierendenwerk offers over **9,000 places in halls of residence** at various locations in Munich, Freising and Rosenheim. These halls of residence are specially designed for students and offer an affordable alternative to the often-expensive private flats in Munich. The rooms are furnished, there are communal kitchens and lounges, and you can choose between single rooms, flats and shared rooms. There are almost always good connections to the universities.

How do you apply?
To get a place in one of the halls of residence, you have to apply online via the application portal of the Studierendenwerk. **Important: Demand is high and you should apply as early as possible**. Depending on the hall of residence, **waiting times can vary greatly and sometimes take several semesters**.

Support in finding private accommodation
If you don't get a place in a hall of residence, the Studentenwerk also offers support in looking for private rooms. You can find offers from private individuals via the **Room Brokerage** - for example shared rooms or furnished flats, which are often cheaper than on the normal rental market.

Tips and help with finding accommodation
The Studentenwerk not only offers halls of residence, but also advice. If you have any questions - be it about finding accommodation, tenancy agreements or other legal issues relating to housing - you can get support there. You can also find helpful information and tips on the Studentenwerk website that can make your search for accommodation easier. There is also sometimes short-term emergency accommodation if you urgently need a flat.

Conclusion
Finding accommodation in Munich is often challenging, but the Munich Student Union can offer you a lot of support. Regardless of whether you want to move into a hall of residence or are looking for a private room - if you do your research early enough and take advantage of the services offered by the Studentenwerk, your chances of finding suitable and affordable accommodation are better.

Privately run halls of residence & Student Housing

Privately run halls of residence and student housing offer specialized living arrangements tailored for students and academics. These options often provide a supportive community and essential amenities, catering to both short and long-term stays.

Wohnheim der Ingeborg-van-Calker-Stiftung
Administrative Office at Olympisches Dorf

Christlicher Verein Junger Menschen (CVJM) München
www.cvjm-muenchen.org/hotel and www.cvjm-muenchen.org/studentenwohnheim/en

Collegium Oecumencium
www.coe-muenchen.de/en/

Georg-Lanzenstiel-Haus
www.eswm.de/en

Heim der Alfred- und Karl Marchionini-Stiftung
www.marchionini.net/de

Hochschulhaus Garching
www.eswm.de/en

Ökumenisches Studentenwohnheim
www.eswm.de/en

Pater-Rupert-Mayer-Heim
www.pater-rupert-mayer-heim.de

St.-Albertus-Magnus-Haus
www.almaha.de

Studentenheim „Paulinum"
www.paulinum.mhn.de

Studentenwohnheim der Bayerischen Ärtzeversorgung
www.bvk-immobilien.de

Studentenwohnheim der Stadt Dachau
www.studentenwohnheim-dachau.de/en

Studentenwohnheim des Bayer. Lehrer- und Lehrerinnenverbandes
www.bllv-cimbernheim.de

Studentenwohnheim Deutsche Burse e.V.
www.deutsche-burse.de

Studentinnenheim „Haus St. Benedikt"
www.hausbenedikt.de

Wohnheimsiedlung Massmanplatz e.V.
www.massmannplatz.de/en

Apian Studenten Apartment Haus
www.apian-aparthaus.de

Campus VIVA
www.campusviva.de

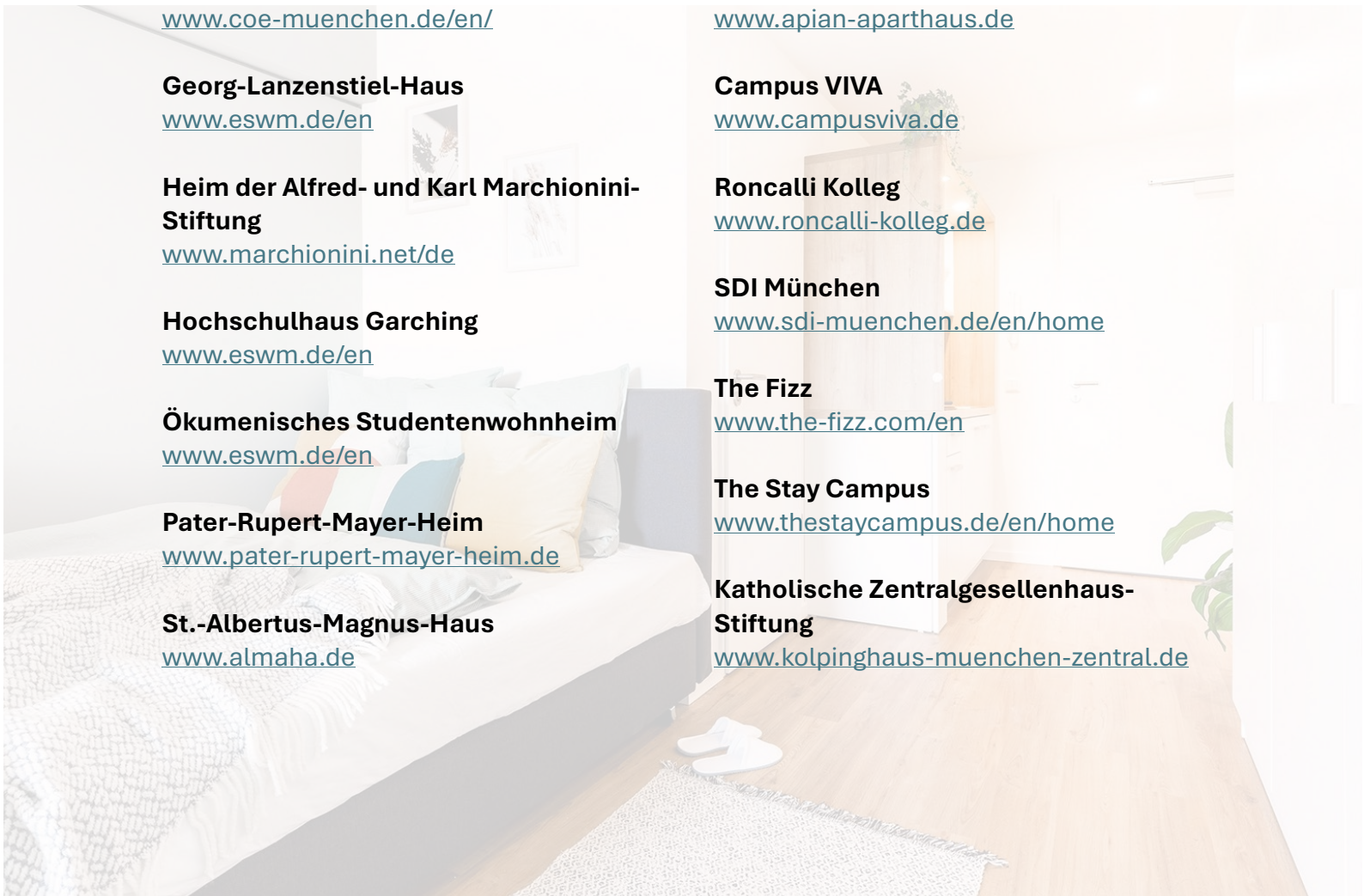
Roncalli Kolleg
www.roncalli-kolleg.de

SDI München
www.sdi-muenchen.de/en/home

The Fizz
www.the-fizz.com/en

The Stay Campus
www.thestaycampus.de/en/home

Katholische Zentralgesellenhaus-Stiftung
www.kolpinghaus-muenchen-zentral.de



Shared Apartments & Short-Term Housing

Shared apartments (WG) and short-term housing offer affordable, flexible options for temporary stays. Shared apartments are budget-friendly and social, while short-term rentals provide flexibility and convenience for finding longer-term solutions.

Immowelt (WG)
www.wohngemeinschaft.de

WG-gesucht
www.wg-gesucht.de

9flats
www.9flats.com/de

Easy-Apartments-to-rent
www.easywg.de

Disclaimer
Please note that the quality of all services in this document has not been assessed and should be some recommendations to help you to find a place to live.

Home Company – Wohnen auf Zeit
www.homecompany.de

Mr. Lodge
www.mrlodge.com

Uni Apart
www.uniapart.de

Wunderflats
www.wunderflats.com/en

inGemeinschaft
www.ingemeinschaft.org