

## Welcome to Düsseldorf and HSD!

Before your stay can really begin, you need to find accommodation here in Düsseldorf. This is not always easy for exchange students – that's why we have compiled this flat hunting guide for you.

**Please do not arrive in Düsseldorf without accommodation (at least for the first time)!** Unfortunately, the International Office cannot organize a room on arrival.

## Halls of Residence / Dormitories

A place in a hall of residence run by Düsseldorf Student Services (Studierendenwerk Düsseldorf) is the simplest and cheapest solution. When you apply to HSD you can also apply for a place in the halls of residence. Since the residences are very much in demand, we cannot guarantee a room.

## Private Room Offers from the International Office

The International Office tries to organize room offers within the community of our students. Please keep in mind that the number is limited here, too. Please note for any private room offers that you may receive, that you have to contact the students by yourself and that the International Office is not responsible for any private arrangements.

## Searching for Accommodation

Finding well-equipped and reasonably priced accommodation in a good part of Düsseldorf is unfortunately not quite so easy. Please find below some useful information for your flat hunting.

## Tips & Tricks:

- The housing market in Düsseldorf is completely overrun, therefore you **should begin with your flat hunting as soon possible**.
- **Send out as many applications as possible!** You may not even get a reply because the advertisers often receive many enquiries.
- **When contacting landlords or possible roommates, it's best to fill the application with personal information** (occupation, study field, hobbies, interests, etc.). Furthermore, you should respond specifically to the offer on hand.
- **You should check the offers daily**, as they are constantly updated. Please find housing searching websites on page 3.
- It is very useful to **come to Düsseldorf before the Orientation Week starts** since finding accommodation is mostly easier on the spot than from a distance. For short-term accommodation please see page 4.
- **Extend your search to towns and cities nearby**, such as Duisburg, Wuppertal or Neuss. You can use local public transport free of charge with your student ID card/travel pass and are quickly in Düsseldorf.

## Good to know:

- For a room in a **shared flat (WG)**, rents are mostly between **€ 300 and € 500** per month in Düsseldorf and a **one-room apartment costs on average € 600**.
- **Kaltniete** = basic rent; costs for electricity, water, gas and refuse disposal etc. are NOT included in the rent (extra expenses are usually around 75-100 € per month).
- **Warmmiete** = Rent including utilities (such as heating, water, etc.).
- The **deposit** usually amounts to 1-3 months' basic rent (it should be specified in the tenancy agreement)
- **Proof of solvency** or **declaration of guarantee** might be required from the landlord.
- Unfurnished flats usually do **NOT** have a **kitchen**.

### Do's

- Allow enough time to search for accommodation.
- Check if the accommodation is well connected by public transport.
- Filter your search according to your preferences (e.g. furnished).
- Moving in: Make sure to note down and take photos of any existing damage.
- Moving out: Please note the end date specified in your tenancy agreement.
- It's best if you agree in advance with the landlord on what you need to do before you move out.

### Don'ts

- Don't come to Düsseldorf without a place to stay for the first time!
- Don't pay any money before you have seen the accommodation or got a rental agreement!
- Don't rely on oral agreements but insist on a written contract.
- Don't sign any contract without reading it carefully!

## Districts of Düsseldorf

**District 1:** Altstadt, **Stadtmitte**, Carlstadt, **Pempelfort**, **Derendorf** (**Hochschule Düsseldorf**)

**District 2:** **Flingern-Nord**, **Flingern-Süd**, Düsseldorf

**District 3:** **Oberbilk**, **Unterbilk**, **Bilk**, **Friedrichstadt**, Hafen, Hamm, Flehe, Volmerswerth

**District 4:** Oberkassel, Heerdt, Lörriick, Niederkassel

**District 5:** Stockum, Lohausen, Kaiserswerth, Wittlaer, Kalkum, Angermund

**District 6:** Lichtenbroich, Mörsenbroich, Unterrath, **Rath**

**District 7:** Grafenberg, Ludenberg, Gerresheim, Hubbelrath, Knittkuhl

**District 8:** **Eller**, Lierenfeld, Unterbach, Vennhausen

**District 9:** **Wersten**, Himmelgeist, Itter, Holthausen, Reisholz, Hassels, Benrath, Urdenbach

**District 10:** Garath, Hellerhof

\*Popular districts among students



+ Cities near Düsseldorf with generally cheaper rent: Duisburg, Wuppertal & Neuss

## Where to search for accommodation:

### 1. **WG-gesucht.de:** <https://www.wg-gesucht.de/>

The website wg-gesucht, is mainly focused on rooms in a shared flat, but the detailed filter option also allows you to find entire flats to rent. It is possible to both look through “offers” of apartments and rooms, as well as post a “request” yourself, so that landlords can find you. The prices featured are usually warm, meaning you can find all-in-packages. This site can also be viewed in English.

### 2. **ImmobilienScout24.de :** <https://www.immobilienscout24.de/>

The website immobiliescout24 on the other hand focuses mainly on entire flats, while also offering rooms in a shared flat. The search function works similarly to wg-gesucht and offers various filter options to specify your search. Since they mainly deal with entire flats the expenses are generally excluded, which means you would need to organize these by yourself. This site can only be viewed in German, but it is straight forward and easy to navigate.

### 3. **Facebook Groups**

Facebook groups are another great option to find accommodation, as they offer both rooms in shared flats as well as entire apartments. There are many groups, which can be found under the search “WG & Wohnungen in Düsseldorf”, which you simply need to join to gain access to. Here, there is no filter option, you simply scroll through the offers on hand, but there is also the possibility of posting a request in the group. The offers are extremely varied, so you will find both warm and cold rents.

### 4. **Private Halls of Residence**

In recent years, there have been more and more providers of private halls of residence. These have the advantage that you also usually live with other students or young adults and that they are fully furnished. However, this is also reflected in the price, as these halls of residence are among the most expensive. You should pay attention to the cancellation conditions, as there is oftentimes a minimum contract period of 6 months or even a year.

Examples for private Halls of Residence are:

Gut Brückerbach: <http://www.wohnen-am-unicampus.de/> .

Treibhaus Living: <https://www.treibhausliving.de/> (please note: the minimum rental period is 6 months).

Maxfrei Student Dormitory: <https://maxfrei-studenten.de/en/> (opens in March 2024, minimum rental period:1 semester).

### 5. **Church Organizations**

Various church organizations also offer rooms in halls of residence for young adults. What is important to note, is that allocation of rooms is NOT conditional to being a member of the congregation. You should know that accommodation offered here is usually short time. Examples of such organizations are:

YMCA – Christlicher Verein junger Menschen:

<http://www.cvjm-duesseldorf.de/english/>

Kolpinghaus Youth Hostel – Katholisches Gesellenhaus:

[Residential Offer - Kolpinghaus Düsseldorf \(kath-gesellenhaus.de\)](https://www.kath-gesellenhaus.de/) (Information link)

<https://www.kath-gesellenhaus.de/en/youth-hostel-kolpinghaus/reservation>

(Unbinding reservation request link)

Junges Wohnen in the Townhouse Düsseldorf:

<https://www.kath-gesellenhaus.de/en/junges-wohnen-in-the-townhouse-duesseldorf>

(Information link)

<https://townhouseduesseldorf.de/en/young-living/> (Unbinding reservation request link)

Kolpinghaus Youth Hostel (Neuss) - Katholisches Gesellenhaus:

<https://www.kolpinghaus-neuss.de/en/prices/room-categories> (Information link)

<https://www.kolpinghaus-neuss.de/en/reservation> (Unbinding reservation request link)

Protestant Church Hall of Residence: <http://www.esg-duesseldorf.de/>

## 6. Agencies

The following links lead to agencies, which rent out short-term furnished accommodation (often unfortunately rather expensive):

[www.zweitwohnagentur.de](http://www.zweitwohnagentur.de)

<https://www.mwz24.de/en.html>

[www.wunderflats.com](http://www.wunderflats.com)

## Short-Term Accommodation

In case you did not find an accommodation from the distance, it's a good idea to come to Düsseldorf before the Orientation Week starts and to search on the spot.

Please find an overview of cheap Hotels and Hostels in Düsseldorf here:

- A&O Hostel: <http://www.aohostels.com/en/duesseldorf/>
- Backpackers Düsseldorf: <http://www.backpackers-duesseldorf.de/en/>
- Youth Hostel: <https://duesseldorf.jugendherberge.de/en/youth-hostels/duesseldorf-442/portrait/>
- Hotel Petersburg: <http://petersburghotel.de/en/homepage/>
- Townhouse Düsseldorf: <https://townhouseduesseldorf.de/en/>
- Bed and Breakfast (private rooms by the day) <https://bed-and-breakfast.de/en/duesseldorf>
- Airbnb (Platform for private accommodation by the day): <https://www.airbnb.com/login?locale=en>

## Questions?

Please do not hesitate to contact us:

**Michaela Petri**

E-Mail: [incoming@hs-duesseldorf.de](mailto:incoming@hs-duesseldorf.de)

T +49 (0)211 / 4351-8125

**Eva Deuß**

E-Mail: [incoming@hs-duesseldorf.de](mailto:incoming@hs-duesseldorf.de)

T +49 (0)211 / 4351-3675

We keep our fingers crossed that you will find a suitable accommodation soon!