



**Alice Salomon Hochschule Berlin**  
University of Applied Sciences

Master of Arts

**Intercultural  
Conflict  
Management**  
(MA-ICM)

Master of Arts

**Social Work as  
a Human Rights  
Profession**  
(MA-SWHR)

## Housing Information 2025

[ash-berlin.eu/icm](https://ash-berlin.eu/icm)  
[ash-berlin.eu/swhr](https://ash-berlin.eu/swhr)

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# Housing Information 2025

The Alice Salomon University of Applied Sciences (ASH) neither provides student housing nor has a student campus. However, there are various accommodation options available for students in Berlin, as outlined in this document.

**Finding a place to stay in Berlin can take some time, so it is crucial that you start looking for one as soon as possible, and at least 2 months before your arrival.** While in some cases (especially for shared apartments), more rooms may become available closer to the start of the semester, you should never rely on this and start searching well ahead of the beginning of the semester.

For more general information about housing in Berlin, you can visit this website:

<https://allaboutberlin.com/guides/find-a-flat-in-berlin>

**Important note:** To handle all necessary administrative paperwork (bank account, health insurance, Immigration Office, etc.), it is crucial to present a rental contract.

## Different kinds of housing

### 1. Student housing

Since it is complicated to find an apartment in advance from abroad, the most convenient way to find a place to live in Berlin as an international student is to apply for student housing facilities at the studierendenWERK BERLIN (Berlin's student support services). The spots are limited, and therefore, it is very important to apply for a room as soon as possible.

We strongly recommend applying for student housing, especially for the beginning of your stay in Berlin, as it is the best option for most of our students. Consider shared or non-shared apartments as additional options, which you should also explore.

To apply for student housing, please read the following information carefully:

Information on the application process:

<https://www.stw.berlin/en/housing/>

FAQ application for housing:

<https://www.stw.berlin/en/housing/faq/>

Application form for housing:

<https://www.stw.berlin/en/housing/housing-portal.html>

To fill out the online application form (see link above), you will need to upload the following documents:

- Letter of Acceptance from ASH
- Receipt for payment of the semester fee
- Copy of your passport

If you encounter any issues with the studierendenWERK BERLIN not accepting these documents, please notify us immediately. Be aware that there are usually very long waiting lists for student housing facilities, so it is essential to have an alternative plan in place before the semester starts.

There is also the option of preferential accommodation for the following students:

- Single-parent students
- Students with chronic diseases
- Students with mental issues
- Students with a degree of disability ("Grad der Behinderung") higher than 50%
- Top-level athletes

Additionally, there is a new student housing project in the district of Lichtenberg, conveniently located between ASH and the more centrally-located areas of the city :

<https://www.berlinovo.de/de>

## **2. Shared apartments**

Rooms in shared flats, studios, or apartments are widespread among students in Germany. Shared apartments can vary between those that only exist to share rent and utilities, where roommates do not engage frequently, and others where roommates not only live next to each other but also spend time together, have dinner together, and share free time. Rooms in shared flats are most easily found via the internet – some databases are:

<http://www.wg-gesucht.de/en/>

<https://housinganywhere.com/housinganywhere-acquires-german-classifieds-website-studenten-wg>

<https://www.immowelt.de/suche/mieten/wohnung/wohngemeinschaft/deutschland/ad02de1> (in German)

<https://www.kleinanzeigen.de/stadt/berlin/> (In German)

Telegram Group for (shared) apartments: <https://t.me/joinchat/HPDZzw2yqaxsi0ISOAMJfg>

Always try to call the person listed as the contact for the ad (unless it is stated otherwise), as this is the fastest way to get in contact with them. Make an appointment to view the place and meet the other roommates. Be aware that there may be several other candidates for the room, so your potential roommates might want to get to know all of you first before deciding who will get the room.

Ensure that the rent already includes all utilities. “Kaltmiete” refers to rent that does not include utilities, while “Warmmiete” typically covers heating and electricity. Check if other costs, such as internet, are included in the rent as well, and if a security deposit (Kaution) will be required.

## **3. Non-shared apartments**

If you are searching for an unfurnished apartment on your own (makes sense if you want to stay in Berlin for a longer time), you can try this most common database:

[www.immobilienscout24.de](http://www.immobilienscout24.de)

The Telegram Group for apartments: <https://t.me/joinchat/HPDZzw2yqaxsi0ISOAMJfg>

Please keep in mind that when renting an apartment, you will need several documents to receive a contract. It is most convenient to have them all compiled on the day of the appointment for visiting the place and handing them over to the person responsible on the same day. Documents you will always need for renting an apartment are the following:

- passport/ID-card copy
- statement from your employer about your salary during the last three months; if you are not employed, you can also hand in a so-called 'Bürgschaft' (bail) signed from your parents or somebody who supports you that they will take over all financial needs regarding the apartment (sometimes you will also need to provide a statement about their financial situation)
- SCHUFA-Auskunft (this is a statement that you do not have any unpaid debts, more information on this is available on [www.schufa.de/en/](http://www.schufa.de/en/))
- A statement from your former landlord that you are not owing them any money

Sometimes, landlords or rental agencies also request additional requirements, such as specific insurance or, for instance, a certificate stating that you require accommodation (this is something you can only obtain if you are registered with several authorities in Berlin), but this will usually be indicated on the offer's page.

#### **4. Just in case: Hostels**

If none of the above options works out for you, there are a lot of hostels in Berlin where you could stay for a few nights until you have found something more permanent. Some suggestions for hostels:

OSTEL Friedrichshain <http://www.ostel.eu/en/index.html>

- well connected with the S5 (Ostbahnhof)
- single room from 30 EUR per night
- double room from 39 EUR per night

Heart of Gold Hostel <https://www.heartofgold-hostel.de/rooms/>

- in the city centre, well connected with the S5 (Friedrichstraße)
- dorm bed about 17 EUR per night
- single room about 60 EUR per night

Singer109 <https://www.singer109.com/en/rooms.html>

- located close to the U5 (Strausberger Platz) and S5 (Jannowitzbrücke)
- dorm bed from 13 EUR per night
- single room from 29 EUR per night

You can also find more Hostels on this website: <https://www.hostelworld.com/>

If these suggestions do not work for you, you can find plenty of other hostels or Airbnbs in Berlin through Google. Good areas to stay in – both in terms of connection to the ASH and quality of living – would be Friedrichshain or Mitte.

## **Choosing the right area to live in**

Berlin is a large city with numerous districts that offer distinct qualities of living and cater to various needs. However, one problem affects almost all districts: High rents. We recommend planning with a high budget for this to secure your living situation.

To find out which district suits you, you should inform yourself about several things:

- Connection to public transport (U5 to reach ASH, S41/42 to travel across the city)
- International setting (Berlin has some areas with a large international community like Neukölln, Kreuzberg, Friedrichshain, Mitte, Prenzlauer Berg, and Wedding among others.)
- Family-friendly setting
- Safety

To match your needs with the different districts, we recommend that you get in touch with students from your group who already live in Berlin. There is also a lot of information available online about the various parts of the city. Please note that Hellersdorf is situated on the outskirts of the city. From almost every corner of the city, it is a long ride to reach the university unless you live in the area.

## **Once you have found accommodation**

### **1. Deposits**

Landlords will often ask for a deposit equivalent to between one and three months' rent (basic rent) plus 19% VAT. This is to cover any damage the tenant may cause to the property. The deposit will be repaid, together with interest, after deducting any amount required for repairs or renovations upon termination of the lease. Specific provisions regarding this should be included in the lease (see below). The deposit should not be paid directly to the landlord, but rather into a joint savings account. In this way, you can prevent the landlord from keeping the money without your agreement, and you will earn the interest. Your bank will give you detailed information.

### **2. Lease**

An apartment is considered rented by you as soon as both you and the landlord have signed the lease agreement. Your signature legally binds you to the terms of the lease. Before signing, it is essential to read the document carefully, even though it is usually lengthy and

challenging to comprehend. In particular, the lease covers the amount of rent and utility costs payable, the period of notice required for terminating the lease, payment for any necessary repairs, responsibility for redecoration costs upon moving out, the length of the lease, and the terms for rent increases.

Furthermore, the lease may contain additional agreements (e.g., use of the garden, car parking facilities, etc.). Check with the landlord before moving in to see whether you are allowed to keep pets.

The lease also contains general rules for residents, which, among other things, stipulate that before 7 a.m. and after 10 p.m., all unnecessary noise must be avoided.

If you do not understand parts of the lease or if you feel that unusual conditions are being imposed, please ask your German colleagues for assistance and advice.

Typically, if either party wishes to terminate the lease contract, a three-month notice period is required. Any different conditions must be stipulated in the lease or specified in writing separately.

### **3. Moving in and out**

Before you move into rented accommodation, you should make an appointment with the landlord to go over the apartment with him or her and inspect it for any defects (scratches, stains, wear and tear, damage, etc.). All of this should be documented in writing, even if the damage appears slight. Otherwise, you may find that you will be charged for the repairs, or your deposit will not be repaid to you in full when you move out, assuming that you were responsible for the damage. The list of defects and damage must be signed by the landlord and kept by you.

When you move out, schedule a similar appointment with the landlord or property manager to inspect the property for any remaining defects and damage. The tenancy agreement stipulates whether, and to what extent, redecoration work (also known as "Schönheitsarbeiten") must be done by the tenant when they move out. If the accommodation is in a noticeably worse condition than it was at the start of the tenancy, the landlord may retain the tenant's deposit in part or in whole. When you move out, you should prepare a written document of the transfer stating that the apartment has been transferred without defects or damage and that the deposit should be repaid in full.

In principle, it is advisable to have a colleague or acquaintance accompany you during the transfer who speaks German and is familiar with the procedure, so they can verify that there are no linguistic misunderstandings.



All electrical connections in Germany cater to 220-240V/50Hz AC mains and European standard plugs. You may require adapters and transformers for the electrical equipment you bring with you.

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We are very much looking forward to seeing you soon!

Kind regards,  
SWHR Team & ICM Team