

Finding Housing and Living in a Shared Flat (WG) in Germany



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01

Finding an Apartment



Housing Market in Germany

Housing is usually available, but:

- High demand in **September/Oktober** (WiSe) or **March/April** (SuSe)
- Start searching early (**2-3 months** in advance)



How to Find a Flat



Set your Budget

Typical warm rent in
Magdeburg: **350-500 €**
(security deposit starting **250€**)



Check Listings & Create Search Profile

Set filters and notifications on
platforms



Contact Landlords Professionally

Complete, polite, clear
messages are crucial



Prepare Documents

Passport/ID, Enrollment
certificate or admission letter,
proof of income/ guarantor



Organize Viewings

If you are still not in Germany,
some landlords provide
online viewing



02

Housing Providers



Studentenwerk Dormitories

- Apply for a room through Studentenwerk
<https://tl1.eu/SWMD/#home>
- Only about **8% of all students** can receive a place



STUDENTENWERK
MAGDEBURG

Deutsch ▾

Home » Wohnheime in Magdeburg

Unsere Wohnheime in Magdeburg im Detail

Wohnheim 1 Magdeburg

UniCampus (Lageplan) – Hohepfortstr. 40, 39106 Magdeburg

Wohnform	Ausstattung	Anzahl	Wohnfläche	Miete *
1-Raum-Apartment	möbliert	99	23-31 m ²	322 – 359 €
1-Raum-Apartment barrierefrei	möbliert	1	31 m ²	334 €
				
2-Raum-Apartment (zur Einzelnutzung)	möbliert	4	32 m ²	361 €
WG Zimmer in 2-Raum- Apartment	möbliert	20	19-25 m ²	286 – 317 €

*Alle Mietpreise je Monat inklusive Nebenkosten, Internet und TV

Wohnheim 2 Magdeburg

Housing Providers in Magdeburg



Commercial Providers/ Housing Companies

- Wobau Magdeburg
- MWG
- Campus Tower and Campus House
- Wohnungsbaugenossenschaft Otto von Guericke



Private Landlords

- WG-Gesucht
- Immobilienscout
- Immowelt
- Ebay



Social Media Platforms

- Facebook group (Student Accommodation Magdeburg)
- Telegram Group (WG in Magdeburg)

Differences to highlight:

Prices, Minimum contract length,
Deposits & commissions, Response
speed, formality (contracts,
documents)

Wobau


DE EN





Apartment in Stadtfeld West


 Große Diesdorfer Str. 68b - 39110 Magdeburg

59.9 m ²	2	359.52 €	587.21 €
Living area	Rooms	Rent	Rent incl. heating


 Object number: 1729.2410


 available: immediately

Form



**UNIVERSITÄT
DUISBURG
ESSEN**
UNIVERSITY OF APPLIED SCIENCES
DUISBURG-ESSEN

Interessentenbogen – Studierränge/ Anwärter – Studienr/ Trainee

Gewünschter Beginn des Studierranges/ Professionsstart von 1. Ausbildungsjahr:

	Interdisziplinäres Profil/Personalstruktur
Name, Vorname/Name, first name Geburtsdatum/ Date of birth Geburtsort/ Place of birth aktuelle Anschrift/ Current address Telefonnummer/ Phone number E-Mail-Adresse/ E-mail address Ausbildung/ Ausbildung Course of study/ apprenticeship University/ Ausbildungsbetrieb/ Ausbildungsbetrieb/ University/ training facility Maximales Wartestadium/ Maximum amount wait	• Kreative und/oder methodische Fähigkeiten und eigen fortgeschritten • Bild- und/oder Medienkompetenz • Fremdsprachenkenntnisse • Englisch • Französisch • Spanisch • Italienisch • Russisch • Griechisch • Latein • Arabisch • Hebräisch • Türkisch • Chinesisch • Japanisch • Koreanisch • Vietnamesisch • Indisch • Indonesisch • Thai • Philippinisch • Malaiisch • Singalesisch • Fidschianisch • Hindi • Urdu • Bengali • Paschtu • Persisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch • Armenisch • Ossetisch • Dagestanisch • Tatarisch • Kasachisch • Kirgisch • Usbekisch • Türkmenisch • Aserbaidschanisch • Georgisch

<https://www.wobau-magdeburg.de/>

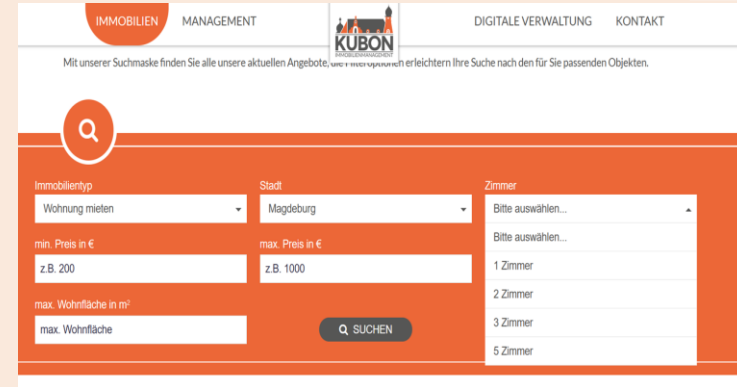
~~You can easily find out more by searching on Google.~~

MWG



<https://www.mwg-wohnen.de/>

Kubon Immobilien



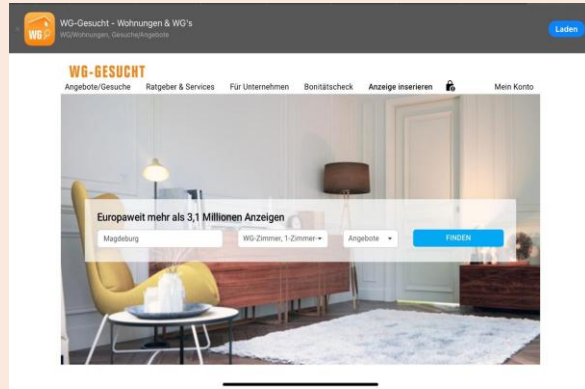
<http://www.kubon-immobilienmanagement.de/immobilien/>

Please note: The following providers are only examples.

There are other commercial landlords, but it is not possible to list them all here.

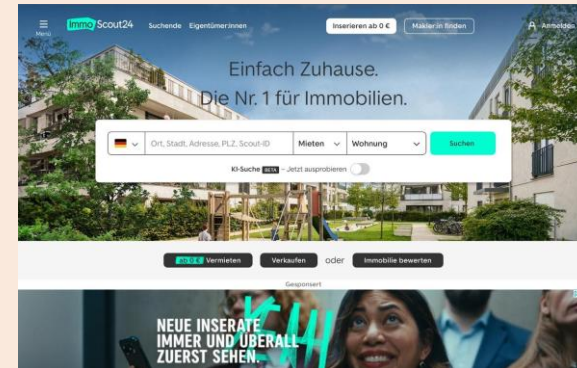
You can easily find out more by searching on Google.

WG-Gesucht



<https://www.wg-gesucht.de/>

Immobilienscout



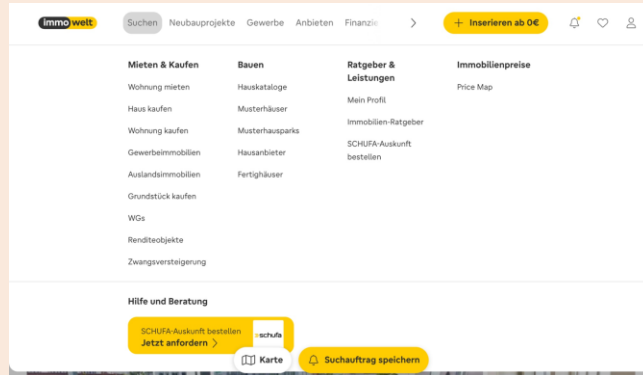
<https://www.immobilienscout24.de/>

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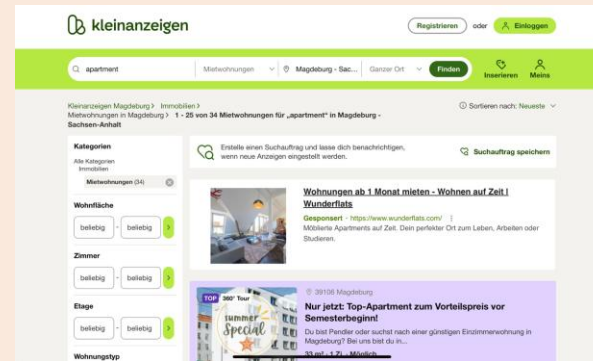
You can easily find out more by searching on Google.

Immowelt



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

Ebay - kleinanzeigen



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

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You can easily find out more by searching on Google.

Temporary Solutions

Hotels

Starting from about **68€ per night**

- for example through Booking.com

Youth Hostels

Starting from about **34€ per night**

<https://www.jugendherberge.de/jugendherbergen/magdeburg/>

AirBnB

Starting prices may vary.

[Airbnb | Vacation rentals, cabins, beach houses, & more](#)



Keep in Mind

- 1 Apply early, consider short-term options, and be patient
- 2 Keep all documents ready (proof of enrollment, ID, financial info) for quick applications.
- 3 Inform other providers (e.g., Studentenwerk) immediately if you secure a place (e.g., through WOBAU) to avoid delays from multiple requests and long waiting lists.
- 4 Follow up politely with providers if you haven't heard back after a reasonable time.
- 5 De-register at the Bürgerbüro when a sublease ends, since subtenants are not automatically removed from the system.



03

WG Basics (Shared Flat)



What is a WG?

A WG (Wohngemeinschaft) is a shared flat where several people live together but have private rooms.

Types of WGs

Purpose WG

- Everyone lives individually
- Shared spaces only (kitchen, bathroom)

Community WG

- Shared activities (cooking, hanging out)
- More social dynamic

Reasons to choose a WG:

1

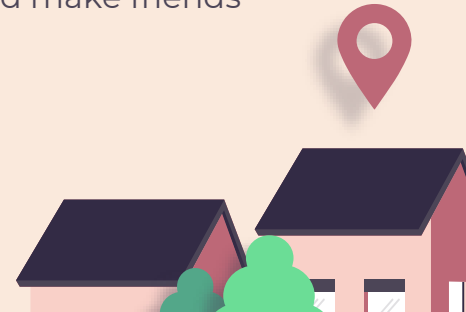
Saves money

2

Easier to find than full apartments

3

Social way to live and make friends



WG Rental Contract Options



All tenants on one contract

Equal rights & shared liability



One main tenant + subtenants

Sublease contracts



Individual contracts

Common in student housing

Tip: Document how rent and utilities are divided.



Utilities & Other Costs



Electricity / Gas

One person signs the contract with the provider

Monthly costs are split among all flatmates



Broadcasting fee (GEZ)

Mandatory public media fee in Germany

Only one payment per flat, regardless of the number of residents

One person registers and collects the share from others



Internet

Choose a provider together (e.g., Vodafone, Telekom, O2)

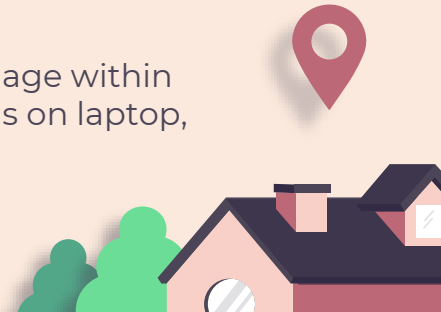
Contracts typically run 12–24 months



Optional Insurance

Haftpflichtversicherung, optional but recommended

Covers accidental damage within the flat (e.g., water spills on laptop, broken furniture)



04

Starting a WG



Managing Living Together

- Use Splitwise or a shared bank account to settle costs regularly
- Create a cleaning plan
- Define house rules
- Discuss guests, noise, shared spaces
- Hold WG meetings to resolve issues early
- Create a WhatsApp group or shared document to stay organized



When Moving Out

- Usually 3-month notice
- Decide who finds a new flatmate
- Clarify deposit return
- Create a handover protocol

Useful Terms

- Mietvertrag = rental contract
- Kaution = deposit (usually 3 months rent)
- Nebenkosten = utilities/additional costs
- Anmeldung = registration



05

Contacting Landlords



Writing Messages on WG-Gesucht

On WG-Gesucht, hundreds of people may apply for the same room. A clear, friendly, and well-structured message can significantly increase your chances of receiving a reply.



1. Short introduction

Name, age, nationality, and what you study

One or two personality traits

Your hobbies (briefly) – helps WGs understand if you fit their lifestyle

2. Why you fit the WG

Say whether you prefer a quiet or social WG

Mention habits: tidy, respectful, non-smoker (if relevant)

Show that you read their ad (“Your WG sounds like a good fit because...”)

3. Practical details

Move-in date & Length of stay

Whether you already live in the city or are moving from abroad



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Hey,

I'm Sarah, 23, from Egypt, and I've been admitted to the Computer Science program at OvGU. I'm currently still in Egypt but will be arriving in Germany next week.

Your WG sounds like a great match for me! I especially like the idea of studying and cooking together. I'm friendly, tidy, and easy-going. I enjoy baking with friends, going for walks, and keeping shared spaces clean.

I'm looking for a room starting in March and plan to stay for at least three years. I'd be very happy to come by for a viewing or have a video call.

Looking forward to hearing from you!

*Best,
Sarah*

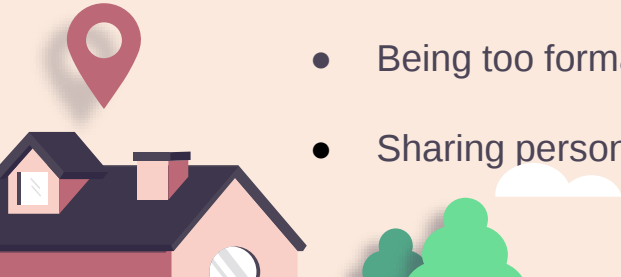
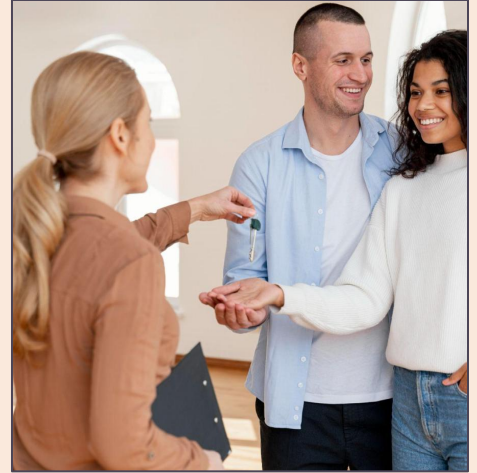


Writing Messages on WG-Gesucht

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Common mistakes to avoid

- Sending the same copy-paste message to everyone
- Writing only “Is the room still available?”
- Not reading the ad (e.g., applying when the WG wants only German speakers)
- Being too formal or too casual
- Sharing personal data (passport, ID scans) too early



06

Scams



Warning Signs

- Landlord is abroad and demands pre-payment
- Viewing is “not possible”
- Extremely low rent for a big flat
- Requests for ID copies before contract
- Payment via Western Union or crypto
- Pressure to decide quickly
- Social media listings (be cautious with private landlords)

Rule: Never transfer money before signing a contract and seeing the apartment.



Thank You!

Looking for a consultation?

Individually via Zoom (from 02.03.):

- housing@studentenwerk-magdeburg.de

In-person at the IKT (from 23.03.):

- Tue: 3 pm – 6 pm
- Fri: 10 am – 1 pm

InterKultiTreff (IKT)

Ground floor, Dormitory 9

Walther-Rathenau-Straße 19

39106 Magdeburg

(Entrance opposite OvGU library)

