

ACCOMMODATION IN JENA

09.10.2025

Jolene Rätz

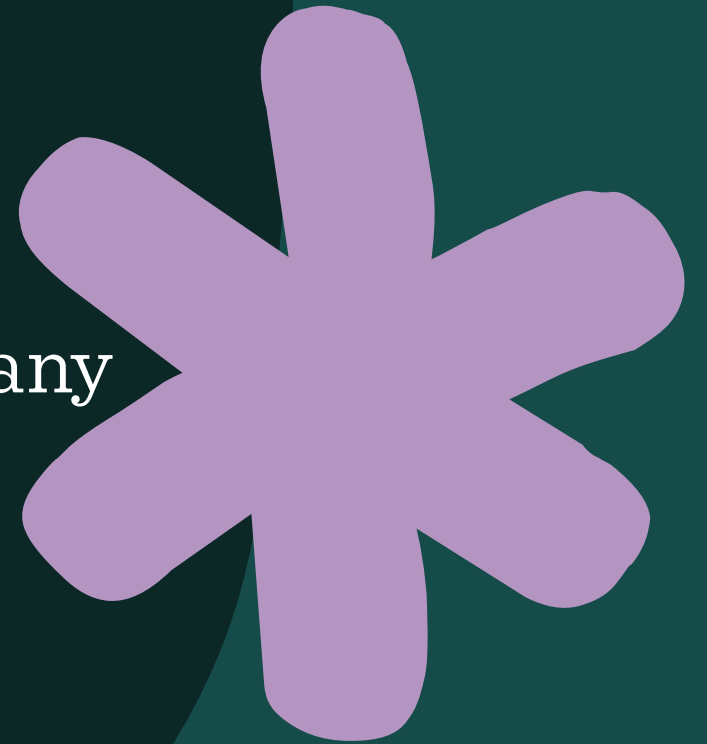
International Office

University of Applied Sciences Jena



Agenda

1. Types of accommodations in Germany
2. Searching for an accommodation
3. Studierendenwerk (Student Services)
4. Other housing providers
5. Apartments and special features in Germany
6. Questions



1. Types of accommodations in Germany

- room in shared apartments
- dormitory
- own apartments



2. Searching for an accommodation abbreviations

link to flyer with information on finding accommodations:

https://www.eah-jena.de/fileadmin/user_upload/eah-jena.de/hochschule/zentralestudienberatung/vor_dem_studium/Broschuere_Wohnungssuche/EAH_Broschuere_Wohnungssuche_Digital_Web_klein.pdf



WICHTIGE ABKÜRZUNGEN BEI DER

Abkürzung	Bedeutung
1 ZBB	1 Zimmer mit Bad und Balkon
1 ZKBB	1 Zimmer mit Küche, Bad und Balkon
1 ZKBT	1 Zimmer mit Küche, Bad und Terrasse
1 ZKDB	1 Zimmer mit Küche, Diele und Bad
AAP	Auto-Abstell-Platz
AB	Altbau
AK	Abstellkammer
AR	Abstellraum
AWC	Außen-WC
B	Bad
BK	Betriebskosten
BKVZ	Betriebskosten-vorauszahlung
BLK	Balkon
Ct	Courtage
D	Dusche
DB	Duschbad
DG	Dachgeschoss
DHH	Doppelhaushälfte
DT	Dachterrasse
E-Schr.	Einbauschränk
EB	Erstbezug
EBK	Einbauküche
EFH	Einfamilienhaus
EG	Erdgeschoss
ELW	Einliegerwohnung
ETW	Eigentums-wohnung

Abkürzung	Bedeutung
FBH	Fußbodenheizung
FH/FMH	Familienhaus
FP	Fixpreis
FW	Fernwärme
GE	Geschäftseinheit
GEH	Gasetagen-heizung
gepf	gepflegt
GK	Glaskeramikherd
GS	Geschirrspüler
GWC	Gäste WC
HH, HTH	Hinterhaus
HK	Heizkosten
HMS	Hausmeister-service
HMV	Hauptmieter-Vertrag
HMZ	Hauptmietzins (österr. für Miete)
HP	Hochparterre
HWR	Hauswirtschafts-raum
KDB	Küche, Dusche, Bad
KM	Kaltmiete
KN, KoNi	Kochnische
KP	Kaufpreis
KT	Kaution
L	Lift
Lam.	Laminat
m. F.	mit Fenster
MD	Mieterdarlehen
MFH	Mehrfamilienhaus
MKM	Monatskaltmiete

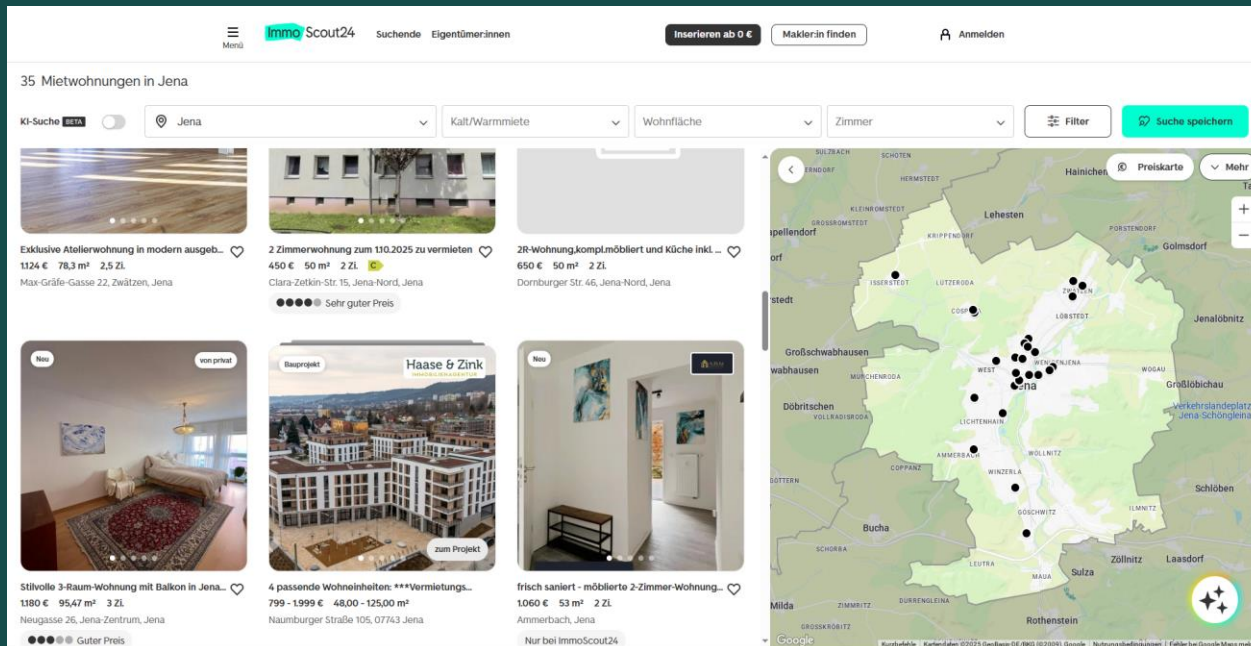
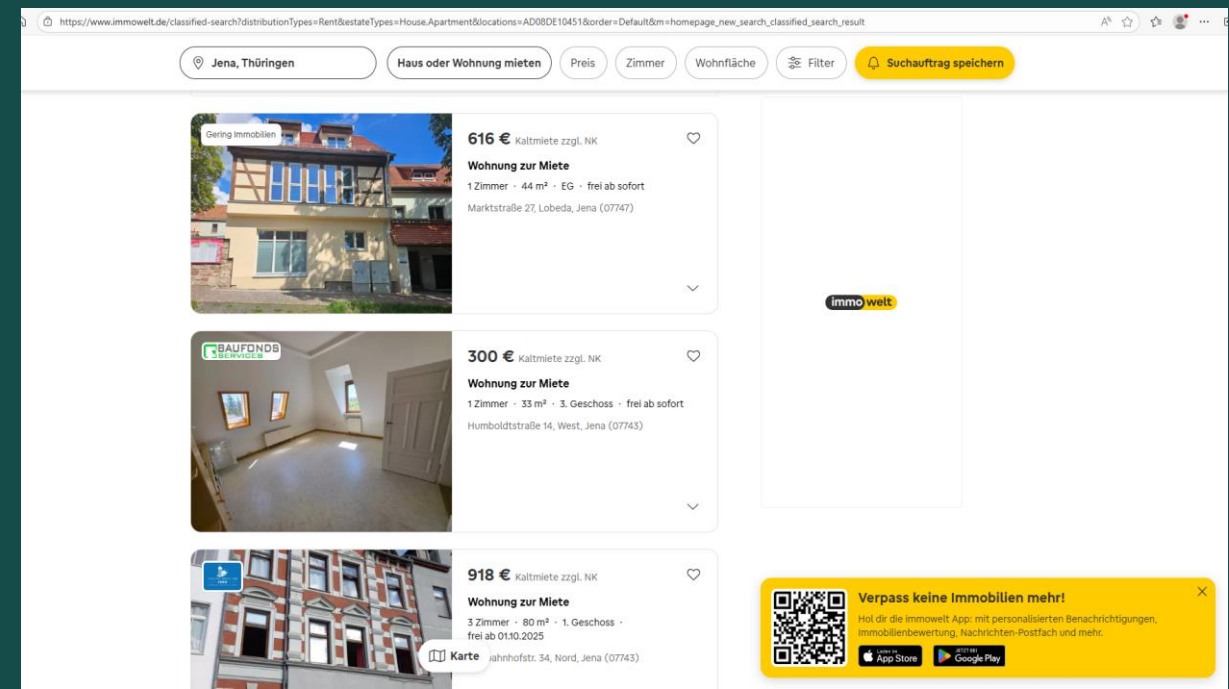
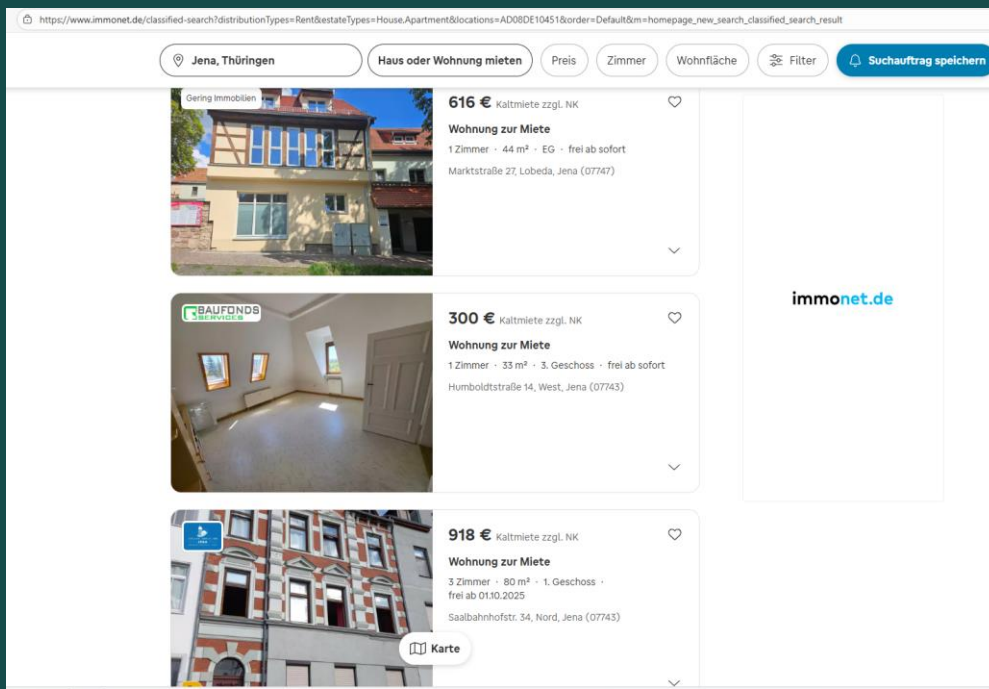
ZIMMER- UND WOHNUNGSSUCHE

Abkürzung	Bedeutung
MM	Monatsmiete
MS	Mietsicherheit
mtl.	monatlich
NB	Neubau
NK	Nebenkosten
NKM	Nettokaltmiete
NM	Nachmieter
NR	Nichtraucher
NSP	Nachtspeicher-heizung
O	Ofenheizung
OG	Obergeschoss
OH	Ofenheizung
P	Parkplatz
PP	Parkplatz
REH	Reihenendhaus
RH	Reihenhaus
RMH	Reihenmittelhaus
SPK	Speisekammer
SW	Ausrichtung nach Südwesten
SZ	Schlafzimmer
TB	Tageslichtbad
TeBo	Teppichboden
TG	Tiefgarage
TGL	Tageslicht
TLB	Tageslichtbad
VB	Vollbad oder Ver-handlungsbasis
VZ	Vorzimmer
WB	Wannenbad
WBS	Wohnberechti-gungsschein

Abkürzung	Bedeutung
WE	Wohneinheit
WEP	Wochenend-pendler
Wfl	Wohnfläche
WG	Wohngemein-schaft oder Wintergarten
WM	Warmmiete
WM-Anschl.	Waschmaschi-nenanschluss
WWB	Warmwasser-bereitstellung
ZH	Zentralheizung
Zi	Zimmer
ZKB	Zimmer, Küche und Bad
ZKD	Zimmer, Küche und Dusche

2. Searching for an accommodation

- notice boards at EAH and FSU:
 - Friedrich-Schiller University:
 - Lobby, Fürstengraben 1
 - Lobby, Carl-Zeiss-Str. 3
 - Ernst-Abbe University:
 - Lobby House 5, Carl-Zeiss-Promenade 2
 - Staircase House 1, in the departments, Carl-Zeiss-Promenade 2
 - Dining halls
 - Mensa Carl-Zeiss-Promenade, Carl-Zeiss-Promenade 6
 - Mensa Ernst-Abbe-Platz, Ernst-Abbe-Platz 8
 - Mensa Philosophenweg, Philosophenweg 20
- internet:
 - Immonet/ Immowelt/ Immobilienscout24/ ...
 - Zeitwohnwelt & Wunderflats
 - WG Gesucht
 - Kleinanzeigen



2. Searching for an accommodation: Internet

Immonet/ Immowelt/ ImmobilienScout24/ ...

2. Searching for an accommodation: Internet

Immonet/Immowelt/ImmobilienScout24/...

- similar apartments
- filtered search

**recommendation:
keep it general**

buy rent

Kaufen Mieten Bewerten

Jena

Jena, Thüringen Stadt

07745 (Jena) Postleitzahl

07743 (Jena) Postleitzahl

07749 (Jena) Postleitzahl

07747 (Jena) Postleitzahl

07751 (alle Gemeinden) Postleitzahl

Jengen, Bayern Stadt

Ammerbach, Jena Stadtteil

Burkau, Jena Stadtteil

Jena, Thüringen

location

Haus oder Wohnung mieten

renting

Preis

price

Zimmer

how many
rooms

Wohnfläche

size of
accommodati
on

Filter

Suchauftrag speichern

2. Searching for an accommodation: Internet

Immonet/Immowelt/ImmobilienScout24/ ...

Klassische Suche

KI-Suche

BETA

Immobilientyp

Mietwohnungen

Jena

Kalt/Warmmiete in €

costs

Kaltmiete

egal

-

egal

Wohnfläche in m²

size

egal

-

egal

Zimmer

rooms

egal

-

egal

Objektart

☐ ohne Neubauprojekte

☐ ohne Tauschwohnungen

Eigene Suchkriterien

z.B. Altbau, Kamin

Balkon/Garten

Balkon/Terrasse

balcony

Garten/-mitnutzung

garden

Wohnungstyp

☐ Souterrain

☐ Erdgeschoss

☐ Hochparterre

☐ Etagenwohnung

☐ Loft

☐ Maisonette

☐ Terrassenwohnung

☐ Penthouse

☐ Dachgeschoss

☐ Sonstige

Etage

level

egal

-

egal

35 Treffer anzeigen

Baujahr

JJJJ

-

JJJJ

Haustiere

pets

☐ Nach Vereinbarung

☐ Ja, erlaubt

☐ Nein, nicht erlaubt

Heizungsart

☐ Etagenheizung

☐ Zentralheizung

Wohnberechtigungsschein (WBS)

☒ alle Angebote

☐ erforderlich

☐ nicht erforderlich

Internetgeschwindigkeit

☒ alle Geschwindigkeiten

☐ mind. 100 MBit/s

Ausstattung

☐ Garage/Stellplatz

garage

☐ Einbauküche

kitchen

☐ Personenaufzug

elevator

☐ Keller

basement

☐ Gäste-WC

separate toilet

Merkmale

☐ Neubau

☐ stufenloser Zugang

Internetgeschwindigkeit

☒ alle Geschwindigkeiten

☐ mind. 100 MBit/s

☐ mind. 250 MBit/s

☐ mind. 1.000 MBit/s - Glasfaser

Energieeffizienzklasse

Bitte auswählen

2. Searching for an accommodation: Internet

Immonet/Immowelt/Immobilienscout24/...

Immobilientyp

Mietwohnungen

Miete

Mietwohnungen **apartment**

Häuser mieten **house**

Grundstücke pachten

Garagen und Stellplätze

Wohnen auf Zeit **temporary**

WGs **shared**

Seniorenwohnen

Pflegeheime

Kauf

Eigentumswohnungen

Häuser zum Kauf

Grundstücke zum Kauf

Garagen und Stellplätze

Anlageobjekte

Zwangsversteigerungen

Fertig- & Massivhäuser

Ort

Weiteren Ort eingeben oder wählen

radius

Städte/Kreise

Umkreis

Zeichnen

Jena X

☐ Kreis Weimarer Land (28)

☐ Saale-Holzland-Kreis (22)

☐ Cospeda (Jena) (7)

☐ Jena-Zentrum (Jena) (6)

Übernehmen

Warm =
final price

Kalt/Warmmiete in €

Kaltmiete

Kaltmiete

Warmmiete

2. Searching for an accommodation Internet

Zeitwohnwelt & Wunderflats

can't recommend –
too expensive and a rip-off
+ not working out

 WUNDERFLATS

Jena, Thüringen, Deut...

Apartment

Wishlist

For landlords

Sign in

Sep 23, 2025

Move out

Price

People

Amenities

More filters

Save search

List

Map



Cozy and calm Apartment – Nordic Style

€2,500 per month

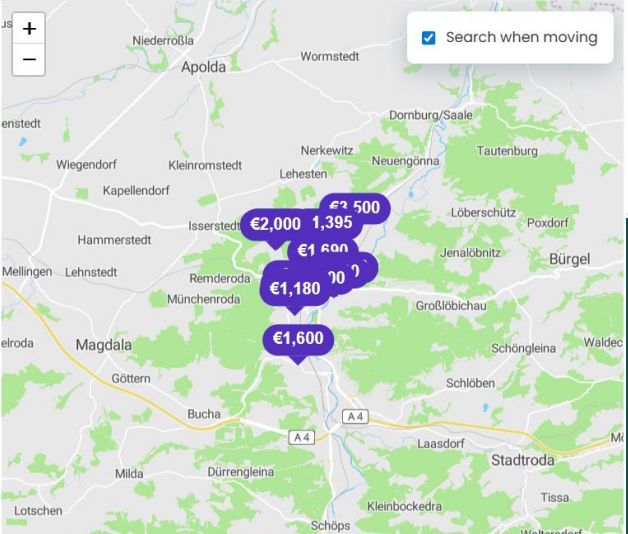
3 rooms • 2 adults • 68 m²



Exklusive Ferienwohnung im Herzen Jenas

€2,500 per month

3 rooms • 4 adults • 74 m²



Search when moving

Price markers: €2,000, €1,395, €1,600, €1,180, €1,500

 Zeitwohnwelt
Auf Zeit wohnen



Zeitwohnwelt :: Für Suchende :: Angebotsdatenbank

Home Zeitwohnwelt

Für Suchende

Angebotsdatenbank

Wohnraumanfrage

AGB Sucher 2015

Für Anbieter

Warum wir?

Objekt anbieten

Objekt belegt melden

Objekt frei melden

Energieausweis online

Vermieterbescheinigung

Services

Kontakt

Impressum

Angebotsdatenbank - letzte Aktualisierung: 22.09.2025, 20:03 Uhr

Angebote	Objektnummer	Vormerkliste
Suchgebiet	Region	Objektart
Jena	- alle -	- alle -
Verfügbar ab	Sortierung	Suchen
TT.mm.jjjj	Änderung	

Seite 1 von 7

1 2 3 4 5 6 7 Vorwärts Ende »



Lehesten, moderne Dachgeschosswohnung mit WLAN, PKW-Stellplatz, Gartenmitnutzung, Full-Service möglich

Ort : Lehesten

Miete : 650,00 EUR

Objektart : Wohnung

Größe ca.: 40 m²

frei-ab : 01.05.2026

vormerken?

Ang.-Nr.: EF0572_M

Räume : 2

möbliert : ja

Vermarktung : Miete auf Zeit

zur Vormerkliste



Lehesten, möblierte geräumige 3-Zi-Wohnung mit WLAN, PKW-Stellplatz, Gartennutzung, Wäschewechsel inkl.

Ort : Lehesten

Miete : 1.010,00 EUR

Objektart : Wohnung

Größe ca.: 65 m²

frei-ab : 01.05.2026

vormerken?

Ang.-Nr.: EF0749_M

Räume : 3

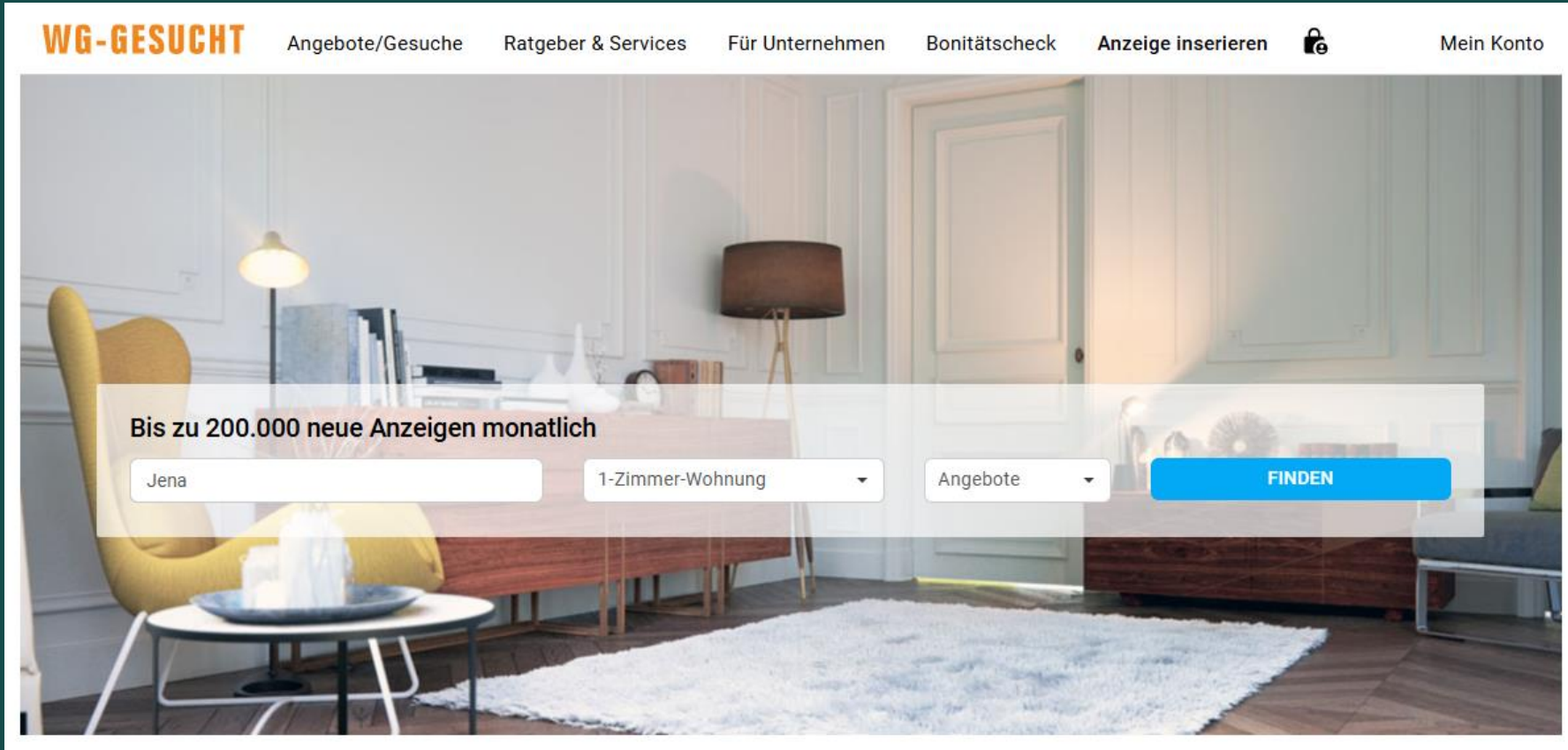
möbliert : ja

Vermarktung : Miete auf Zeit

zur Vormerkliste

2. Searching for an accommodation: Internet

WG Gesucht

The image shows the homepage of the 'WG-GESUCHT' website. The header features the logo 'WG-GESUCHT' in orange and black, followed by navigation links: 'Angebote/Gesuche', 'Ratgeber & Services', 'Für Unternehmen', 'Bonitätscheck', 'Anzeige inserieren' (with a padlock icon), and 'Mein Konto'. The main content area has a background image of a modern living room. Overlaid on this is a search bar with the text 'Bis zu 200.000 neue Anzeigen monatlich'. Below this, there are three input fields: a text field containing 'Jena', a dropdown menu showing '1-Zimmer-Wohnung', and another dropdown menu showing 'Angebote'. To the right of these fields is a blue button labeled 'FINDEN'.

shared apartments,
single apartments,
sublet,
often furnished

You have to register
on the website first
and be fast when
you find an
accommodation!

2. Searching for an accommodation: Internet

WG Gesucht

Move-in date (earliest and latest)

Einzugsdatum

frühestes

spätestes

Stadtteile / Umkreis

Stadtteile

area of city

Adresse

maximum distance

max. Entfernung

Weitere Merkmale

Möbliert

furnished?

Haustiere erlaubt

Pets allowed?

Neue Angebote seit

Tauschangebot

Exchange offer?

Küche

Kitchen?

Etage

level

☐ Barrierefrei

☐ mit Fotos

☐ Garten

☐ Balkon/Terrasse

☐ Online-Besichtigung möglich

Weniger Filter

FILTER ANWENDEN

1-Zimmer-Wohnung

WG-Zimmer

1-Zimmer-Wohnung

Wohnung

Haus

alle Mietarten

unbefristet

befristet

Übernachtung

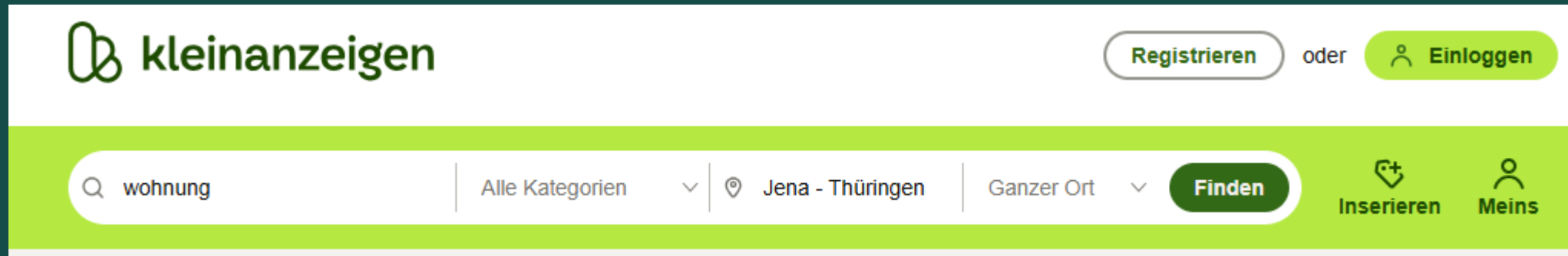
Unlimited

Temporary

overnight

2. Searching for an accommodation: Internet

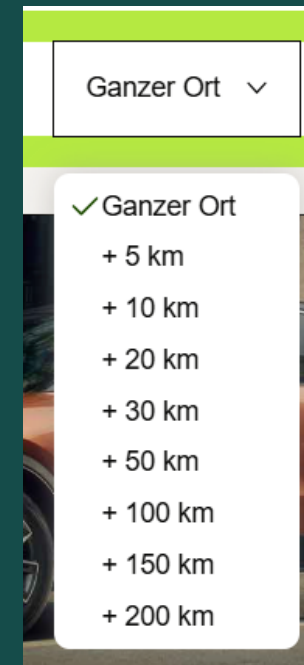
Kleinanzeigen



The screenshot shows the top navigation bar of the Kleinanzeigen website. On the left is the logo, which consists of two interlocking loops followed by the text 'kleinanzeigen'. To the right of the logo are two buttons: 'Registrieren' (white with a green border) and 'Einloggen' (green with a white border), separated by the word 'oder'. Below this is a green search bar. Inside the search bar, on the left, is a magnifying glass icon followed by the text 'wohnung'. To the right of the search bar are several filters: 'Alle Kategorien' with a dropdown arrow, a location pin icon followed by 'Jena - Thüringen', and 'Ganzer Ort' with a dropdown arrow. To the right of these filters is a green button with the text 'Finden'. Further to the right are two icons: a heart with a plus sign labeled 'Inserieren' and a person icon labeled 'Meins'.

CAREFUL: SCAM

- > **never pay in advance**
- > **if you're unsure: contact International Office**



The screenshot shows a dropdown menu for the 'Ganzer Ort' filter. The menu is white with a green border. At the top, it says 'Ganzer Ort' with a dropdown arrow. Below this, there is a list of distance options: '✓ Ganzer Ort', '+ 5 km', '+ 10 km', '+ 20 km', '+ 30 km', '+ 50 km', '+ 100 km', '+ 150 km', and '+ 200 km'. The '✓' indicates that 'Ganzer Ort' is the selected option.

shared apartments,
single apartments,
sublet,
often furnished

You have to register
on the website first
and be fast when
you find an
accommodation!

2. Searching for an accommodation: Internet

Kleinanzeigen

size

Wohnfläche in Mietwohnungen

beliebig - beliebig >

rooms

Zimmer in Mietwohnungen

beliebig - beliebig >

level

Etage in Mietwohnungen

beliebig - beliebig >

type

Wohnungstyp in Mietwohnungen

Dachgeschosswohnung (10)
Erdgeschosswohnung (15)
Etagenwohnung (33)
Hochparterre (4)
Terrassenwohnung (2)
Andere Wohnungstypen (6)

Verfügbar ab in Mietwohnungen

Monat / Jahr >

available starting from

Online-Besichtigung in Mietwohnungen

Möglich (19)
Nicht möglich (18)

online viewing possible

Tauschangebot in Mietwohnungen

Nur Tausch (5)
Kein Tausch (34)

exchanging offers

Preis

Von - Bis >

price

Angebotstyp

Angebote (147)
Gesuche (71)

Angebote = offers

2. Searching for an accommodation: Internet

Step by Step: looking for apartments on the internet

- step 1: think about...
 - your desired rental period
 - the number of rooms you want
 - the number of people you want to live with
 - your maximum budget

2. Searching for an accommodation: Internet

Step by Step: looking for apartments on the internet

- step 2: register on one of the platforms, e.g. Kleinanzeigen
 - search for "Wohnung" in Jena (and surroundings)
 - adjust the search filters
 - important criteria could be: furnished, built-in kitchen "EBK", maximum budget, number of rooms
 - look for suitable apartments and check the description text, information + pictures of the offer to see if they're really suitable for you
 - contact the landlord/ previous tenant on Kleinanzeigen as fast as possible -> ask for a date for a viewing
 - Sometimes they want you to write about yourself -> write about your hobbies, your degree programme & ideally that you're calm, clean and kind
 - check your messages on Kleinanzeigen on a very regular basis (several times a day) and search for new uploads of accommodations on Kleinanzeigen at the same time
 - don't stop searching for accommodations and contacting landlords/ previous tenants until you signed a tenancy agreement
 - if you have the choice between several accommodations: compare costs, location (distance to public transport, supermarkets, Ernst-Abbe University) and pros + cons of your options

2. Searching for an accommodation: Internet

Step by Step: looking for apartments on the internet

- step 3: sign your tenancy agreement + make an appointment to hand over apartment and keys
 - check tenancy agreement for unusual points before signing -> if you need help, contact the International Office
 - take pictures when getting the keys to the apartment and write down every damage you see in the handover protocol of the flat

2. Searching for an accommodation: Internet

Step by Step: looking for apartments on the internet – possible message (German)

"Hallo, mein Name ist (your name).

Ich studiere seit diesem Semester in Jena und suche daher jetzt hier eine Unterkunft.

Ihr Zimmer/ Ihre Wohnung (choose one!) sieht perfekt für mich aus.

Wäre es möglich, einen Termin für eine Wohnungsbesichtigung zu vereinbaren?

Ich bin sehr interessiert daran, das Zimmer/ die Wohnung (chooe one!) zu mieten.

Vielen Dank im Voraus!

Herzliche Grüße

(your name)"

2. Searching for an accommodation: Internet

Step by Step: looking for apartments on the internet – possible message (English)

"Hello, my name is (your name).

I am studying in Jena since this semester and am therefore looking for accommodation here.

Your room/flat (choose one!) looks perfect for me.

Would it be possible to arrange an appointment to view the flat?

I am very interested in renting the room/flat (choose one!).

Thank you in advance!

Kind regards

(your name)"

3. Studierendenwerk/ Student Service

- different student dormitories in many thuringian cities
- special features:
 - furnished
 - single room in shared apartment (sometimes even apartments available)
 - cheap + price includes everything (rent, additional costs, electricity, internet)!
- really popular -> apply as soon as possible

HOUSING

Are you looking for affordable accommodation in the city of your university? The Studierendenwerk Thüringen manages housing complexes in Jena, Weimar, Erfurt, Ilmenau, Schmalkalden and Nordhausen. The Student Housing Department will be happy to help you find suitable accommodation.



[OUR RESIDENTIAL HOMES](#)



[ONLINE APPLICATION](#)



[INFO-VIDEOS](#)

3. Studierendenwerk/ Student Service

dormitories

Are you interested in renting accommodation in a Studierendenwerk residence? Find the right offer here.

--- all locations --- ▾

--- rent --- ▾

☐ Shared apartment ⓘ
☐ Shared apartment with own bathroom ⓘ
☐ Single apartment ⓘ

☐ Accommodation with a child
☐ Barrier free
☐ Furnished
☐ Unfurnished





[Residential Home Alfred-Weber-Platz 2](#)
Alfred-Weber-Platz 2
99089 Erfurt

Rent from 211 € - 393 €
Residence places 91



[Residential Home Alfred-Weber-Platz 5](#)
Alfred-Weber-Platz 5
99089 Erfurt

Rent from 205 € - 320 €
Residence places 88



[Residential Home Allerheiligenstraße 21](#)
Allerheiligenstraße 21
99084 Erfurt

Rent from 225 € - 273 €
Residence places 6



[Residential Home Donaustraße 28-42](#)
Donaustraße 28-42
99089 Erfurt

Rent from 190 € - 269 €
Residence places 252



3. Studierendenwerk/ Student Service

dormitories

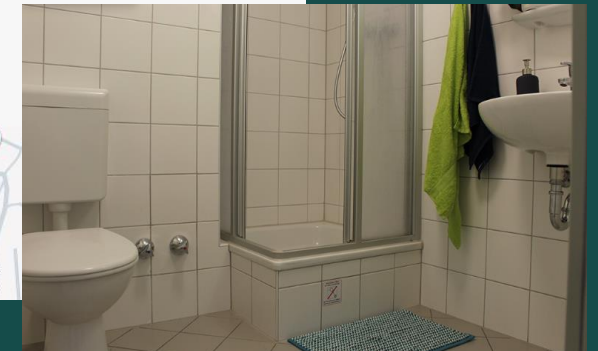
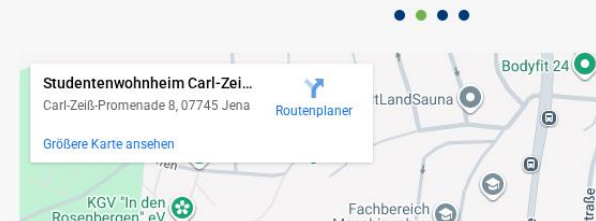
RESIDENTIAL HOME CARL-ZEISS-PROMENADE 8

Address	Carl-Zeiss-Promenade 8 07745 Jena
Number of places	310
Available dormitory types	285 x Shared apartment 24 x Single apartment 1 x Barrier free
Equipment of the dormitory	size single rooms 12m ² - 24m ² in 2 and 3 person shared flats, size single apartments 15m ² - 37m ² , fitted kitchen, shower / WC, rooms and apartments fully furnished, TV and telephone connection in every room, Internet (LAN connection in every room), bicycle rooms, washing machines and dryers in the house, passenger lifts, barbecue area
	231 € - 354 €
Other costs	Deposit: € 300.00 Internet fees: € 10.00 / month (included in rent) Parking fees: € 10.00 or € 15.00 / month (optional)
Parking facilities	limited availability, including 21 covered parking spaces



Residential Home Carl-Zeiss-Promenade 8

Slideshow stops on hover



3. Studierendenwerk/ Student Service

application

Other costs	Deposit: € 300.00 Internet fees: € 10.00 /month (included in rent) Parking fees: € 10.00 or € 15.00 /month (optional)
Parking facilities	limited availability, including 21 covered parking spaces

[Apply online now](#)

- application period for summer semester started on 01/10/25 -> you should apply right now! You have good chances of getting a room for the summer semester!
- Maybe, there are still free rooms for this wintersemester available! Apply as fast as possible!

3. Studierendenwerk/ Student Service

application

- step 1: housing entitlement and information
 - all students enrolled at Thuringian universities can apply
 - you don't need certificate of enrolment to apply at beginning of semester -> you have to show it when concluding the tenancy agreement
 - single apartments are only available in limited numbers

3. Studierendenwerk/ Student Service

application

<https://www.stw-thueringen.de/en/housing/application/online-application.html>

- step 2: filling out the application
 - fill out the short application form & send it
 - you'll get an E-Mail with a link to your personalized application form
 - fill out the online application form completely & send it by clicking the "Complete Application" button

Application for admission



Please complete the form below. You will receive an e-mail with additional information on the application process.

First name

Surname

Birthdate

E-Mail

Repeat e-mail

☐ I have read the [privacy policy](#) of Studierendenwerk Thüringen (Stw) and agree to the storage of my personal data. The data provided here will only be processed for the purpose of processing the application for a dwelling place and also refers to any tenancy that may arise at a later date. Provided that no tenancy with the Stw is achieved, the data indicated by me will be deleted 2 months after the desired move-in date. I hereby confirm that all information given is complete and true.



Refresh Code

Security code

Send

3. Studierendenwerk/ Student Service

application

- step 3: keeping application active
 - you will be asked several times by e-mail whether you are still interested -> confirm your application via a link in the e-mail within the specified period

3. Studierendenwerk/ Student Service

application

- step 4: offer of accommodation
 - housing places are allocated six weeks before start of semester
 - as soon as a place is available, you will receive an offer by e-mail -> check your spam!
 - if your housing preferences haven't been taken into account, they are not available

3. Studierendenwerk/ Student Service

Private accommodation service

<https://www.stw-thueringen.de/wohnen/privatzimmervermittlung.html>

✓ OVERVIEW OF PRIVATE RENTAL OFFERS

region

--- choose ---

max. rent

search

📍 3 Treffer in Jena

ANGEBOT Nr. 372

möbliertes Zimmer

Verfügbar ab 22.09.2025

Die Miete ist eine Warmmiete zuzüglich Stromkosten. Das Zimmer ist möbliert. Eine Miniküche ist integriert. Fernseh- und Telefonanschluss sind vorhanden. Bad mit Dusche und Fenster. Waschmaschine und Trockner vorhanden. Abstellmöglichkeit für Fahrrad im Hof.

FAKTEN

Monatsmiete: 250,00 Euro

Wohnfläche ca.: 9 m²

WOHNADRESSE

07745 Jena

Otto - Schott - Straße 37

KONTAKT

Egon Kulow

01743059436

ANGEBOT Nr. 362

Wohnung im Zentrum von Jena

FAKTEN

Monatsmiete: 935.00 Euro

worth a try, but not sure if the offers are kept up to date

4. Other housing providers

Housing cooperatives/
Wohnungsgenossenschaften

	WG Carl Zeiss Wohnungsbaugenossenschaft Sonnenhof 9, Jena Offen · Schließt um 18:00 · 03641 5040	 Website	 Routenplaner
	HEIMSTÄTTEN-Genossenschaft Jena eG Wohnungsbaugenossenschaft Magdelstieg 20, Jena Schließt in 20 Min. · 03641 23860	 Website	 Routenplaner
	Wohnungsgenossenschaft 1918 eG Jena Wohnungsbaugenossenschaft Dornburger Str 51, Jena 03641 425081	 Website	 Routenplaner
	Örtliche Wohnungsgenossenschaft Jena eG Wohnungsbaugenossenschaft Dornburger Str. 132, Jena Geschlossen · Öffnet um 13:00 · 03641 790790	 Website	 Routenplaner

- purchase of shares instead of paying a deposit
 - > after moving out, you get back shares
- voting rights and chance to have a say in decisions
- e.g.: WG Carl Zeiss in Jena, WG Hermsdorf, Wg Saaletal, GWG Weimar, WBG Borntal, WBG Aufbau

4. Other housing providers

Housing cooperatives/
Wohnungsgenossenschaften

WG Carl Zeiss in Jena

Wohnen bei der WG „Carl Zeiss“

AKTUELLE WOHNUNGSANGEBOTE

Wählen Sie aus unseren tagesaktuellen Wohnungsangeboten.

Falls im Moment nichts passendes dabei sein sollte, tragen Sie sich gern in unseren Interessentenbogen ein.

Interessentenbogen

Land

Deutschland

Ort

Jena

Orts-/ Stadtteil

Bitte wählen

Suchen

Seiten: « 1 » 1-2 (von 2 Objekten)

geringster Preis zuerst

ERSTBEZUG nach Sanierungsfertigstellung > 2-Raum Wohnung mit Wohnberechtigungsschein



366,49 € Kaltmiete zzgl. NK

60,08 m² Wohnfläche (ca.)

2 Zimmer

✓ Wohnberechtigungsschein

✓ Balkon

✓ Personenaufzug

✓ WG geeignet

📍 07747 Jena (Lobeda)

Kurzexposé 851/1/2

4. Other housing providers

Public housing providers

- often have to pay deposits
- e.g. Jenawohnen (no deposits)
- **public housing providers and housing cooperatives: search on website or call**

The screenshot shows the Jenawohnen website interface. At the top, there is a navigation bar with the logo on the left and links for 'Career', 'Stadtwerke Jena Group', 'Energy', 'Local Transport', 'Rental', and 'Swimming Pools' on the right. Below this is a secondary navigation bar with links for 'Renting', 'Tenant Service', 'Construction projects', 'About us', 'Press & News', 'Contact', and a search icon. A banner at the top left says 'Letting starts at Salvador-Allende-Platz'. On the top right, it says 'Jetzt eine der begehr' with a button. The main content area features a search form with three tabs: 'Apartments' (selected), 'Trade', and 'Garages and parking spaces'. The form includes input fields for 'Rooms' (with a dropdown menu), 'Living Space (min.)' (with a dropdown menu), 'Rent (max. in €)' (with a dropdown menu), and 'Area' (with a dropdown menu). Below these fields is a blue button labeled '1 Flat'. At the bottom of the form, it says 'Nothing there?' and 'Send apartment request →'. The background of the website is a large image of a modern apartment building. On the right side of the image, there are two blue buttons with icons: a phone and a key.

jenawohnen
STADTWERKE JENA GRUPPE

Career Stadtwerke Jena Group Energy Local Transport Rental Swimming Pools

Renting Tenant Service Construction projects About us Press & News Contact DE

Letting starts at Salvador-Allende-Platz

Jetzt eine der begehr

Apartments Trade Garages and parking spaces

Rooms No of Rooms

Living Space (min.) Square Meters

Rent (max. in €) Rent

Area Region / District

1 Flat

Nothing there? Send apartment request →

jenawohnen GmbH
More than four walls

5. Apartments and special features in Germany

- often unfurnished – not even kitchen included
 - you can buy whole kitchen and furniture in furniture stores (online or in person, e.g. IKEA or Poco)
- > you can pay to get the furniture objects delivered, carried into your flat and sometimes even assembled (around 1500€ for kitchen + services)



5. Apartments and special features in Germany: kitchen



water connection for sink and dishwasher + outlet for fridge
-> you have to plan well where to put which part of the kitchen
+ you need to buy the right pipes & connection pieces



DO NOT TOUCH THIS ON YOUR OWN
high-voltage power connection for oven
-> hire an electrician to connect oven to
power supply

5. Apartments and special features in Germany: other rooms

might have to wallpaper
& paint the apartment



water connection for
washing machine



might have to connect
lamps yourself



most of the times: do laundry +
hang it up to dry in your own apartment

5. Apartments and special features in Germany: costs

- monthly costs:
 - rent
 - cold: only costs for apartment itself
 - warm: costs for apartment itself + including additional costs (e.g. rubbish collection, hot water, hallway cleaning, etc. - NOT: electricity)
 - if necessary heating costs (if it's not included in the additional costs of the rent)
 - broadcasting licence fee (GEZ) -> you have to!!! register and pay 18,36€ per month per apartment
 - internet: you have to conclude a contract and pay (depending on your contract) between 20€ and 40€ per month
 - electricity: you have to conclude a contract and pay between 20€ and 30€ per month
 - insurance, e.g. liability insurance: you have to conclude a contract and pay around 10€-15€ per month per apartment

5. Apartments and special features in Germany: contracts and rights

- tenancy agreements
 - private (look closely for suspicious points, sometimes not everything is in accordance with tenancy law)
 - commercial (look for costs and rules for moving out, everything should be in accordance with tenancy law)
 - sublease (temporary, connected to the main tenant -> you should also read + check tenancy agreement of main tenant)
- keep an eye on:
 - sometimes there is a minimal rental period in the tenancy agreement -> check if it suits your plans
 - period of notice: legal notice period is 3 months, sometimes there are other regulations in the agreement
 - house rules: most flats have a set of house rules that include e.g. quiet times where you shouldn't drill or make loud noises, information on trash removal and cleanliness
- your rights
 - tenancy law in the law "Bürgerliches Gesetzbuch" -> tenants have many rights
 - e.g. rent reduction if something is not right with your apartment or compensation payments if there are damages that the landlord doesn't repair
- unsure about tenancy agreement or problems with apartment -> contact International Office

5. Apartments and special features in Germany: shared apartments

- shared apartments: sometimes many joint activities, sometimes not much interaction
- castings for shared apartments to get to know flatmates and see if it fits -> prepare own questions
 - questions you might get asked:
 - Why do you want to live in a shared apartment?
 - How do you deal with cleanliness?
 - Have you ever lived in a shared apartment before?
 - Do you smoke? Do you drink? Do you like to party?
 - What are your hobbies?
 - Do you like cooking?
 - How long do you want to stay in this apartment?
 - questions you can ask
 - How high is the rent? Are there any additional costs?
 - Are you spending a lot of time together?
 - Do you have a cleaning schedule?
 - What are your hobbies? Do you smoke/ drink/ party a lot?

5. Apartments and special features in Germany

certificate of eligibility for housing/ Wohnberechtigungsschein

- some apartments are only available with this certificate + they are cheaper because it's social housing
- You can find application forms & information on it on the website of the city Jena:
<https://service.jena.de/en/apply%20for%20a%20residence%20entitlement%20certificate>
- applying for this certificate will cost 10€

Downloads

- 📄 [Housing entitlement certificate leaflet](#) (PDF, 174.15 KB)
- 📄 [Application for a residence entitlement certificate](#) (PDF, 171.44 KB)
- 📄 [Declaration of income Applicant](#) (PDF, 217.39 KB)
- 📄 [Declaration of income by a member of the household](#) (PDF, 229.39 KB)
- 📄 [Notes on data protection](#) (PDF, 206.22 KB)
- 📄 [Confirmation of receipt of the data protection information](#) (PDF, 169.03 KB)
- 📄 [Overview Landlords Jena](#) (PDF, 208.77 KB)
- 📄 [Declaration on the payment of maintenance](#) (PDF, 406.76 KB)

Migrants

Migrants are eligible to apply if they are authorized to reside in Germany for a longer period of time. Here too, at least one year is set as the limit. This can be proven, for example, by a residence permit.

Asylum seekers are generally not considered to be entitled to housing, as it is not possible to predict whether and for how long they will remain in Germany.

5. Apartments and special features in Germany: tips

- do not only search in Jena -> other reachable cities: Gera, Apolda, Kahla, Isserstedt, Weimar, Erfurt, Hermsdorf
- make personal appointments to view apartment & get to know flatmates!
- look for accommodation that's close to public transport & a supermarket
- fraternities exist – often conservative + a lot of communal activities you need to participate in
- for cheap furniture or accessories:
 - try Kleinanzeigen (you have to pick the objects up yourself, often no services and no shipping)
 - for free furniture/ other objects: try "Sharing is Caring Jena" group on Telegram
- try social media groups for finding a shared apartment, e.g. Telegram
- high demand of apartments: the perfect flat doesn't exist & you won't find one overnight (usually around 1-2 months until you can sign tenancy agreement) -> be patient & keep searching actively
- if you have difficulties: reach out to your tutors or to the International Office

