

Housing Guide



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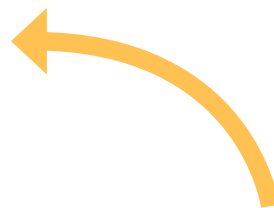
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*For more information on
each partner, click on their logo.*



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Take advantage of our personal, customized **Relocation Service Package!** It will help you avoid all the stressors that come with moving abroad. **[Get a free quote now!](#)**

Introduction

One of the most important decisions you will have to make when coming to Madrid is deciding where and how you want to live!

Probably for quite a few of you, your apartment in Madrid will be your first experience living “alone” abroad. This can be very exciting, but also overwhelming.

- *Where do you start?*
- *How much is reasonable when it comes to rent?*
- *What neighbourhood should you choose?*
- *Where can you search and what options do you have?*
- *How to find roommates to share an apartment with?*
- *What do you need to know about your housing contract?*
- *Do you need to set up Internet?*

The list of questions is probably long, but before you start to get nervous and stressed, don't worry! At **Citylife Madrid** we are here to help you answer **ALL** of these questions in this guideline!



Join our free **Housing in Madrid forum on WhatsApp** and get all your questions answered by an expert!

Simply send a WhatsApp message with “Housing” to: **+34 656 190 745**





Madrid's Neighbourhoods



Sol, Malasaña and Chueca

Madrid's centre is probably the most popular place for international students to look for a place to stay. Sol & Gran Vía are the heart of the city, a meeting point with lots of possibilities for shopping, eating & entertainment. Malasaña is the city's hipster area packed with bars and full of history. Chueca is a very popular trendy neighbourhood filled with cool trendy bars and coffee places. It is also a very proud neighbourhood as it's the hub for Madrid's LGBT community! [Read more...](#)

Huertas, Barrio de las Letras, Lavapiés and La Latina

Huertas & the Barrio de las Letras are two of the most traditional areas of Madrid, popular among young internationals for the culture, gastronomy and nightlife. Lavapiés is the most multicultural & alternative area in Madrid becoming more and more popular. Last but not least, La Latina is Madrid's traditional area packed with tapas places and the place to be on Sundays. [Read more...](#)

Moncloa, Argüelles, Chamberí and Chamartín

Moncloa & Argüelles are popular and cheaper areas compared to the centric areas above, especially among the Spanish students, with many bars and places to go out. Chamberí is a more quiet area with a rather small-town feeling just north of the centre with easy and quick access to the other areas. Chamartín is a more residential area in the north and home to the famous Bernabéu Stadium of Real Madrid. [Read more...](#)

Retiro and Salamanca

The Retiro area is perfect for people who love to go for a bike ride, a walk, a run or simply to enjoy some sun in Madrid's biggest park! It is a very safe neighbourhood within walking distance to the city centre. Salamanca is Madrid's posh area full with designer shops and trendy, but pricier restaurants. On average, this neighbourhood is more expensive than the other areas described above. [Read more...](#)



Read all there is to know about this beautiful city by [downloading our free Welcome Guide eBooks](#) now!

As housing options are limited, we recommend starting your hunt for your new room before traveling to Madrid!

When it comes to finding the perfect place to live in Madrid, most young internationals choose to **share an apartment with other international students & expats**. The cost of a shared room ranges from 300 to 750€ per month depending mostly on the area you would like to live in. **The average rate for rent is around 500€/month**. The subsequent chapters will provide you with detailed information and recommendations on the available housing options, how to start your housing hunt and what to be aware of when it comes to contracts, expenses, deposit, etc.

For a list of reliable, trustworthy websites & agencies as well as discounts, hints & tips, please check out the chapter **“Recommended Agencies, Residences & Platforms”** of this guide!



If you prefer to start the apartment hunt upon your arrival in Madrid, we recommend arriving 1-2 weeks before your classes start. Feel free to take advantage of the **Discounts (Hotels, Hostels & Touristic Apartments)** we established for you!

Types of Housing - These are your alternatives!

Madrid is a big city with quite a big range of available housing options for young internationals. As already mentioned, the most common option is **renting a room in a shared apartment** with either young internationals or Spanish locals. Besides that, you can also choose to live in one of the many **student residencies** in Madrid, with a Spanish family (**homestay**), or you to try find a **studio apartment** for yourself. These three last options are usually more expensive!



Shared Apartment

Probably the most affordable option with an average rent of 450€ per month (including expenses).

WHAT TO EXPECT

- Social life
- Share the "house work"
- Make friends from the start
- Noisier

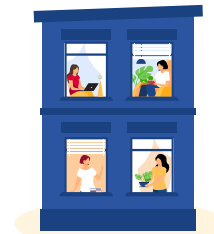


Studio Apartment

More expensive than sharing a flat but less availability throughout the city.

WHAT TO EXPECT

- Peaceful & quiet
- Independent (your own rules)
- More costly
- Less social life



Student Residency

Living in a residency is more costly but puts you in contact with many like-minded peers.

WHAT TO EXPECT

- Meal plans
- Social life
- Support
- More costly
- Strict rules



Homestay

Living with a Spanish family will foster cultural exchange but less personal freedom during your time in Madrid.

WHAT TO EXPECT

- Secure residence
- Integration into Spanish culture
- Strict rules
- Less social life



Aside from all the reliable housing platforms illustrated in this guide, another good place to look for apartment listings is on the website of your university as well as on the blackboards of each campus in Madrid! If you are interested in living in a residency, we recommend you check out **[Mi Casa Inn](#), [Yugo Residencias](#), [The Residence in Madrid](#), [Be Live Residence](#), [The Social Hub](#), [Livensa Living](#), [Xior by Hubr](#), [Nodis](#) & [Student Experience](#)**.

Understand your contract to avoid frustration and “unnecessary discussions” during and at the end of your stay!

Avoiding pitfalls

Understanding your contractual obligations & housing related expenses is really important! Before renting your room/apartment, you need to make sure you understand the details of the contract and the obligations that come along with it. Contracts, especially in a different language, can be complicated and it is crucial to understand e.g. the **cancellation period of your contract**, the **refund conditions of your initial deposit** as well as the **housing related expenses** such as water, gas & electricity.



Monthly rent

This is the amount you will have to pay on a monthly basis for living in the apartment. **Check the deadline** for paying it to avoid any penalization. It is common in Spain to pay the rent in the first week of each month via money transfer or in cash.

Housing related expenses/fees

It is very important to check if the rental price includes all expenses (“**gastos incluidos**”) such as gas, electricity (“*luz*”), water and community costs (“*gastos de comunidad*”). Most of the times when renting directly from landlords (not agencies), these costs are not included. Average monthly fee in a 4 bedroom apartment will be around 40€ euros per person. Also check if **Internet** is available in the flat and included in the rent.

Deposit & Commissions

You will most likely be asked to pay an upfront security deposit which usually is equivalent to one or two month’s rent. It will be used to cover any damages that may exist when you leave the apartment at the end of your stay. The **deposit will be returned latest within 2-3 months** after moving out. Ask for a “**damage checklist**” that you can review when moving in (so you don’t get blamed for any pre-existing damages) and when moving out (again, so you don’t get blamed for any damages that might occur after you’ve left) to ensure to get back your deposit. Also, don’t hesitate to take before/after photos of your flat for extra insurance! Also always **ask for a receipt** and also **check on potential commissions** in case you rent from a rental agency.

Duration of the contract

It is very important to **check the length of your contract** and what happens in case you leave the apartment before the contract ends. Usually you have 30 days to communicate your intention to move out to your landlord. If you leave earlier than 30 days you might be obliged to find a replacement tenant or pay a penalty fee (one month of rent maximum).

Code of conduct

When renting a flat through a company, there will be clear and concise rules that they will expect you to abide by while living in their space. These rules usually include topics like pets, smoking and guests or noise levels. When renting through an independent landlord be persistent about **asking for their code of conduct**, and include it in your contract so there is a clear understanding of expectations. This will avoid them making random rules as they please. If you fail to comply with any of these conditions, you could lose the right to remain in the apartment.

By now you should roughly know in which neighbourhoods of Madrid you would like to live in and what kind of lodging you prefer. To help you **determine your available budget** you can [click here](#) for a free high-level guideline which will help you understand the average cost of living in Madrid so you can plan your budget. It outlines information on general prices of rent, public transport, cell phones, insurance, food, leisure, etc. If you'd like to **do more research on Madrid** to determine which location is better for you and to become more familiar with the layout of the city itself, head over to the [Citylife Blog](#). Here we write about all things Madrid; from neighbourhood breakdowns, to events, social life, restaurants, art and culture, where to go during your free time, shopping, sports, metro lines – anything you can think of!



Free Contract Reviews

Simply [contact us](#) or [stop by](#) the Citylife office in Calle Gran Vía 22 Dpdo – 2nd floor during our opening hours!



Join our **Madrid Roommate & Flat Search** forum on Facebook now to find roomies, to check on flat offers or to publish your own room!

[JOIN NOW](#)

Finding the Perfect Place to stay

Let's get started!

We know that figuring out how to start your housing hunt can be quite confusing. To make it easier for you, we have compiled a list of the most important information as well as hints & tips below. Get started now by checking out our free housing hunt support tools below.

Housing Request Form

This is a **free service** that gives you access to some of the most reliable & secure housing platforms in Madrid. Once you have submitted the form, you will **receive housing offers** via email that **match your specific search criteria!**

Madrid Roommate & Flat Search Forum

This is the perfect way to **get in touch with fellow internationals** as well as to check current flat and room offerings of internationals who are about to leave Madrid looking for others to take over their rooms.

Citylife Student & Expat Accommodation Madrid Search Platform

Our **free search platform** contains only **trusted partners** with the goal to deliver to you the most reliable and updated listings of furnished rooms, apartments and studio apartments for rent in Madrid.



If you feel unsure, lost or simply would like our opinion before signing a contract and transferring money, get in touch with us by joining our **Housing Advice** forum on Whatsapp.

[**JOIN NOW**](#)

Moving to Madrid is not as easy as you might think!

Take advantage of our **Personal & Customized Relocation Service**

There are not only lots of things you should keep in mind when relocating abroad, but also several pitfalls that are quite common in Madrid that you should avoid:

- *Paying too much for low quality*
- *Dealing with language barriers*
- *Detecting housing scams*
- *Getting your legal papers processed*
- *Spotting shady contracts*
- *Being safe during your time in Madrid*
- *Avoiding hidden fees*
- *Choosing the right place to live*

Let us make your move as easy as possible!

1. Plan your Trip

- ✓ We will review your personal needs & expectations.
- ✓ You will learn all there is to know about Madrid (visa & legal topics, Spanish healthcare system, transportation, etc.).
- ✓ You will get an update on news that are relevant to you.
- ✓ You will get answers to all your questions.
- ✓ We will create a plan to make your move efficient & hassle free!

2. Finding your Home

- ✓ Help you understand the different types of housing options available.
- ✓ Find the ideal location for your home.
- ✓ Provide you with concrete options according to your preferences that you can choose from.
- ✓ Review and negotiate your contract.
- ✓ Ensure that you avoid hidden fees & potential issues.

3. Settle In Upon your Arrival

- ✓ Orientation (information about the city, your neighbourhood, shopping facilities, points of interest, healthcare, etc.).
- ✓ Getting your public transportation card & opening of a free Spanish bank account.
- ✓ Activating a free Spanish phone number.
- ✓ Guidance on required legal steps that need to be completed once you arrive.
- ✓ Get your City Card for free.

How does it work?



Fill out our consultation form



Get a free quote



Settle in smoothly

Read more about the service by [clicking here](#) and let's get started!



Recommended Agencies, Residencies & Popular Platforms



Are you looking for a **safe, modern and fully equipped room in a shared apartment in the heart of the city?**

Look no further! The Citylife owned shared apartments in Madrid offer you the perfect solution to your housing needs.

- *All of our apartments are located in the vibrant neighborhoods of Malasaña & Sol and thus provide a prime location for those wishing to be in the midst of the city's action*
- *All rooms are designed with modern amenities, ensuring that you have everything you need for a comfortable stay.*
- *Each room is set up with comfortable furnishings and an inviting atmosphere.*
- *All rooms include double bed with storage underneath, television, desk & chair, wardrobe and can be securely locked.*
- *The common areas are all fully equipped, including the modern kitchens which include all typical appliances like; cutlery, dishwasher, oven, microwave, fridge and washing machine.*
- *We also include weekly cleaning services, Internet 5G, a 24/7 emergency contact and the popular [City Card](#)!*

But it's not just about the rooms! Our shared apartments offer a unique opportunity for young internationals to come together and form a community.



Like what you see? Send us a message!



CONTACT US

Free Online Platforms Offering Rooms, Apartments & Studio Apartments for rent in Madrid

The following platforms are free to use for everyone. Important:
Always be aware of misconduct and potential scam!



Popular Rental Agencies Offering Student Rooms, Student Apartments & Studio Apartments in Madrid

The following rental agencies are well know in Madrid and offer great
and reliable services throughout your entire stay in Madrid.



Secure Online Booking Platforms Rooms, Apartments & Studio Apartments for rent in Madrid

These secure online booking platforms will allow you to search online
for a place to stay in Madrid but a reservation fee will be applied upon
the booking of your room.



Save up to 20% at **Spotahome, Roomless, Lodgerin & Inlife** with our discount
code **CITYLIFEMADRID**



Popular Residences

Offering Single & Double Student Rooms in Madrid

Student Residences are usually more expensive and typically rent single or double bedrooms in an international atmosphere with all the supplies you need.



nodisⁿ



belive
Residences.com

YUGO



LIVENSALIVING

Student Experience

THE RESIDENCE
IN MADRID

To check out more residences, simply [click here](#).

Homestay

Living with a Spanish Family

With homestays you'll have a chance to practice your Spanish, to try traditional Spanish foods and to experience other important aspects of Spanish traditions throughout the year. [Read more...](#)



Our recommendation is to **rent a room with a rental agency**. This way, everything is **official, organized** and most importantly, you will have a **reliable contact** in Madrid in case you have any questions.



"Flats
in Madrid"



Citylife Student & Expat Accommodation

Free Search Platform

Feel free to use our **free “Student & Expat Accommodation Madrid” search platform to find the perfect home away from home.** Our platform contains **only trustworthy partners in Madrid** with the goal to deliver to you the most reliable and updated listings of furnished rooms, apartments and studio apartments for rent in Madrid. You can use the filter options to select the type of apartment, the area, distance to your university/work etc. We hope it serves you well.

[**SEARCH NOW**](#)

If you still need more support, below are some free tools we've created to help you **find the best place to live in Madrid.**



Join our Flat Search Forums on FB and WhatsApp

now!



Fill out our Free “Housing Request Form”

now!



Download our Free “Student Housing” eBook

now!

Hints & Tips – Further things to bear in mind during your search!

Now that you are already aware of contractual obligations & housing related expenses here are some more hints & tips that we would like to give you to avoid future issues.



Interior vs. Exterior Light

Some apartments in Madrid have direct access to exterior light while others have only access to interior light (building interior). Room prices between the two vary with exterior light being pricier.

Furniture & Appliances

When searching for your new home, make sure you understand exactly what is being offered to you. Some places are fully furnished and supplied with all you need, while others are not. If you need to buy things to decorate & furnish your new home, there are several cheap places in the city like ***El Universo del Hogar, Muy Mucho, Primark, Zara Home & Ikea*** to name a few. There you will find everything you need (and some things you'll just want), from bed sheets to kitchenware, you will have no shortage of options!



Quiet Areas vs. Active Areas

Living in the city centre seems like a fabulous idea, until you suffer a few sleepless nights! Make sure you are fully prepared to live in the barrio you have chosen so you are not met with any unpleasant surprises. If you need a quiet and relaxed neighbourhood, living in the central, cultural and social hubs of the city will not work for you. If you love life in the streets, the noise and the action of living in the city, then the quiet residential areas in the north will not be the best options for you! Keep an eye on it while you are searching for the perfect place that matches your expectations.



Communication & Surroundings

Check either online or by exploring your potential neighbourhood to ensure that you have easy access to the metro, buses, supermarkets and anything else that you prefer to have nearby!





**Download all of
our Welcome
Guide ebooks**



Moving to Madrid Ultimate Guide

- Important things to prepare before traveling to Madrid
 - How to find a flat/room in Madrid
 - Best medical insurance options for Spain
 - Free visa & legal support
 - Newsticker & free Healthcare Advice Hotline
- Further important, organizational topic to bear in mind

Download now



Moving to Madrid Checklist

- Start your housing hunt
- Get all your doubts resolved
- Request your public transportation card
- Plan and organize your travel

Download now



Moving to Madrid Webinars

Our webinars will cover:

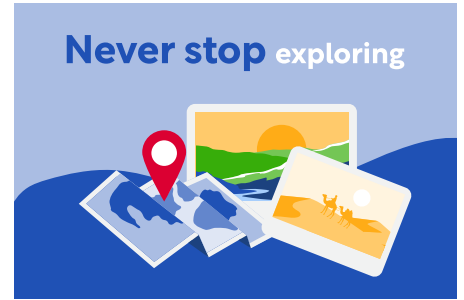
- Finding your home in Madrid & avoiding scams
- How to set up essentials like your public transportation card & a Spanish phone number – from home
 - Understanding the Spanish Healthcare System & choosing the right health insurance
- Opening a Spanish bank account & understanding what money transfer options are available
 - Understanding the visa process & additional legal procedures
- Integrating into Spanish life and getting the most out of your time abroad
 - Q&A session so you can clarify all your doubts

Join the next
webinar now



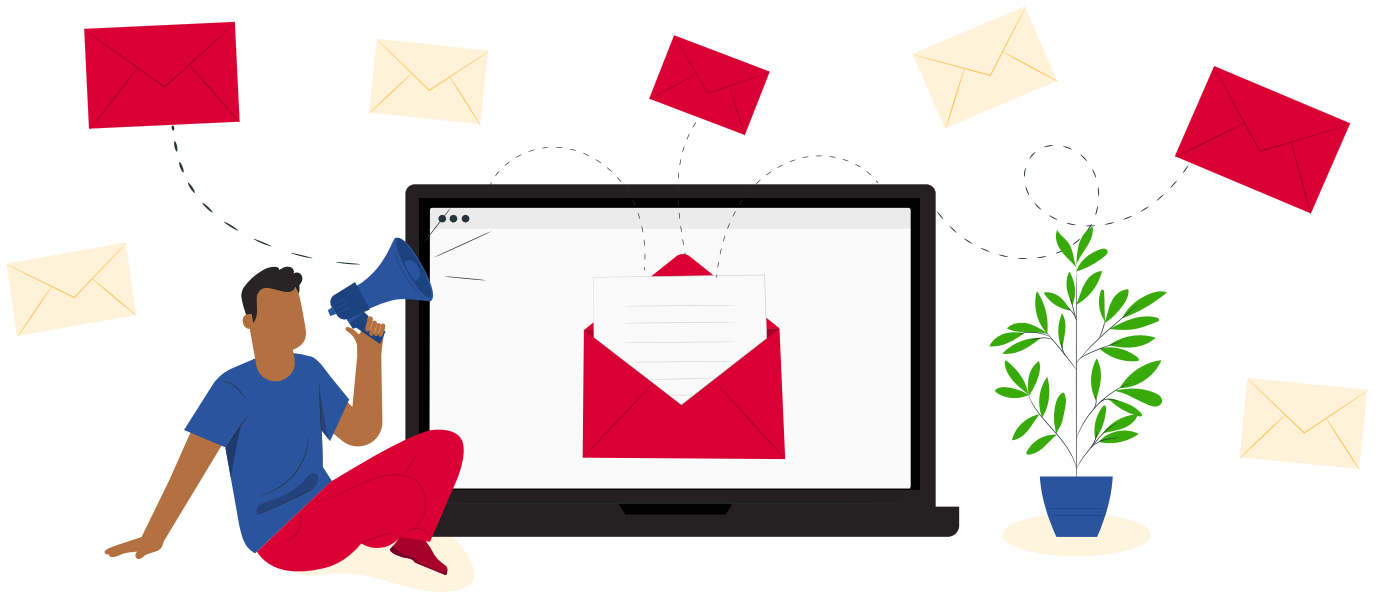
Live & Enjoy Madrid

Join our Whatsapp Interest Groups



Join our Facebook Forums





[Check out our Weekly Newsletter](#)

Start saving money today!

We're not finished giving you some amazing bonuses! In addition to everything we've mentioned already, we also want to give you access to some amazing discounts, so you can enjoy Madrid while saving money!

Our discount platform together with *Inspiring Benefits*, is one of **Spain's biggest online discounts platform** with more than 1.000 discounts & deals to save money. The access is completely free for our community. To check out available discounts in Madrid & Spain, simply [click here](#).

Get discounts on all **Citylife trips** and **activities** as well as many more, with your personal [City Card](#).

With your card you will also save money at many of our partner locations – from restaurants and sports bars, to entertainment around the city and much much more. Check out everything you can enjoy with the **City Card** by [clicking here](#).

City Card
Your access to the city!

**We can't wait to meet you
in Madrid!**

**nightlife
pass**

citylife

m a d r i d



spotahome

ATMOSPHERE
LIVING



erasmusu

Student
Experience



DoveVivo

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THE RESIDENCE
I N M A D R I D

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