

Accommodation in Freiberg – Links and hints

Dear first-year student,

We are delighted that you have chosen to study at the **Technische Universität Bergakademie Freiberg (TUBAF)** and to make Freiberg your new home.

The following links and tips will help you find accommodation during your studies.

The most popular accommodation for international students is the halls of residence (or student dormitories), but **renting and sharing a private apartment** with other students in the city of Freiberg is also an option.

1. Halls of residence

The student halls of residence are managed and administered by the **Studentenwerk**, the student housing office.

To find out more about student residences, please use this link: <https://www.studentenwerk-freiberg.de/freiberg/housing/en/>

If you are unable to secure a room in student dormitories, you can use the following resources to help you find accommodation:

2. Private accommodation offers

The website of the Studentenwerk, which lists private accommodation offers ("external rooms"):

- <https://www.studentenwerk-freiberg.de/freiberg/housing/private-accommodation-service/search-for-a-room/en/>

You may also contact the housing staff of the Studentenwerk:

- Ms. Li Müller, e-mail Li.Mueller@swf.tu-freiberg.de

3. Internet portals to find accommodation

This collection of links contains references to external housing portals with offers from various providers. Neither TUBAF nor the Studentenwerk or the Student Council have checked these links and have no contractual relationship with the providers. The links are selected without preference or guarantee. It is up to the user to check the offers independently.

- <https://www.wg-gesucht.de/>
- <https://www.immobilienscout24.de/Suche/de/sachsen/mittelsachsen-kreis/freiberg/wohnung-mieten?msocid=2e5124f3cc136ab1030c3044cd136b56>
- <https://www.immowelt.de/suche/freiberg-sachs/wohnungen/mieten?msocid=2e5124f3cc136ab1030c3044cd136b56>
- <https://www.kleinanzeigen.de/s-wohnung-mieten/freiberg/c203l4194?msocid=2e5124f3cc136ab1030c3044cd136b56>

4. Other housing providers in Freiberg

- DBI-Gästehaus Halsbrücker Straße 36 (guest house of a research institute): https://www.saxonia-freiberg.de/de/DBI/Leistungen/DBI/Gaestehaus_2331.html
- Wohnunterkunft Schachtweg 4 (dormitory for apprentices): https://www.saxonia-freiberg.de/de/DBI/Wohnunterkunft_Schachtweg_2333.html
- Wohnpark Gentilly: <https://www.wohnpark-gentilly.de/en/>
- <https://wohnungsgesellschaft.de/vermietung/angebote-fuer-studenten/>
- <https://wohnen-in-freiberg.de/wohnungen/>
- <https://tag-wohnen.de/junges-freiberg>
- <https://wis-freiberg.de/>
- <http://richterimmobilien.de/>
- <https://rwr-immobilien-freiberg.de/>
- <https://www.rkimmobilien.com/>

5. Living in a shared flat

A group of tenants can save money in a shared flat because you share the costs according to the number of tenants (and possibly the size, furnishings or location of the rooms). To be suitable for sharing, a flat should have the following characteristics: there are no interconnecting rooms in the flat. This means that all rooms must be accessible from the hallway. In this way, all residents can remain in their rooms undisturbed if they wish.

Can't find a single room flat or a place in an existing shared flat? - Start a new flat share! You can find potential flat mates via the Student Council 's WhatsApp group shared by the Student Council of TUBAF to sign up please follow this link:

- <https://www.stura.tu-freiberg.de/en/consultation/new-shared-apartment-wg-formation-for-students/>
(please note that sharing your contact details is on your own responsibility).

Landlords such as Städtische Wohnungsgesellschaft also enter into tenancy agreements with several tenants of equal status in a flat.

6. Short term accommodation (bed & breakfast, guest houses, hotels)

If you arrive in Freiberg a day early, do not yet have a room or need to bridge a few days before moving into your new accommodation, the following accommodation options are available to you:

Internet portals to find short term accommodation

- <https://mein-monteurzimmer.de/>
- <https://www.preiswert-uebernachten.de>
- <https://www.freiberg.de/kultur-und-tourismus/uebernachtung-und-angebote>

Guest houses and guest apartments

- <http://www.freiberg-pension.de/>
- <https://pension-kreul.de/>
- <https://pension-krone-freiberg.de/>
- <https://pensionen-reichel.de/>
- <https://hubertushof-freiberg.com/>
- <ferienwohnung-pension-freiberg.com>
- <https://www.ferienwohnung-christiansdorf.de/>
- <https://www.ferienwohnung-hirtenplatz.de/>
- <https://www.fewo-freiberg-sa.de/>
- <https://bergk-zimmervermietung.de>
- <https://ferienwohnungen-alte-fleischerei.de/>
- <http://www.ferienwohnungfreiberg.de/>

Hotels

- <https://www.freiberger-brauhof.de/>
- <https://www.hotel-am-obermarkt.de/>
- <https://www.hotel-kreller.de/kreller2/>
- <https://regen-bogen-haus.de/>
- <https://hotel-freiberg.de/>
- <https://www.hotel-in-freiberg.de/>
- <https://www.hotel-freyhof.de/>
- <http://blaue-blume.de/>
- <https://hotel-freiberg24.de/>
- <https://www.auberge-mistral.com/>
- <https://www.fg-hotel.de/>
- <https://elly-hostel.de/>
- <https://altes-hinterhaeusel.de/hotel/>

Housing options in the surrounding areas of Freiberg

Further accommodation is available in the vicinity of Freiberg, for example in Brand-Erbisdorf, Chemnitz or Dresden. They can be reached by bus or train within 15 - 45 minutes. You can use these links to search, just select the city you are interested in.

- <https://www.wg-gesucht.de/>
- <https://www.immobilienscout24.de/>
- <https://www.wohnungsboerse.net>
- <https://www.kleinanzeigen.de/s-auf-zeit-wg/anzeige:angebote/c199>
- <https://tag-wohnen.de/>

You can also search with these providers:

Brand-Erbisdorf (approx. 7 km from Freiberg, about 40 minutes by bus)

- <https://www.wohn-gut.de/>

Chemnitz (approx. 35 km, about 50 minutes by train)

- <https://www.ggg.de/wohnungen>
- <https://www.swg-chemnitz.de/>
- <https://wg-einheit.de/>
- <https://www.wch-eg.de/>
- https://www.ac-dresden.de/de/index_0_1_sp1_1.html
- <https://si-wohnungsmarkt.de/sirest/index.php>

Dresden (approximately 40 km from Freiberg, about 55 minutes by train)

- <https://rentumo.de/miete-studentenwohnungen/dresden>

7. Hints and recommendations

Deposit and utilities

There are many private housing providers or landlords in Freiberg who advertise their rooms on various websites. In general, private housing providers or landlords require a deposit of two- or three-months' rent (rent excluding utilities). Utilities include running costs for heating, water and electricity. They are usually paid as a fixed amount with the monthly rent. On an annual basis, the actual consumption of utilities is checked and, in the event of over-consumption, a balance payment is made. In the case of under-consumption, the tenant should be refunded the difference.

Annual billing

Some private housing companies and most individual landlords use annual utility bills. This usually takes a few months after the various utility meters have been read. Your deposit will not be refunded until the annual billing has been completed (even if you have moved out). Check with your housing company or landlord to see if they use the annual utility billing system. You should negotiate with them in advance about how and when you are likely to get your deposit back.

Termination of the rental contract: 3 months notice period

In the private rental market, you must give written notice at least 3 months before moving out. You must give notice by the third working day of a month at the latest so that the month that has just begun still counts towards the deadline.

Important notes:

- If your tenancy agreement is for a fixed term (e.g., one year), it can only be cancelled in exceptional cases within this period (for example, after finishing studies and de-registration).
The termination conditions for a rental agreement with a minimum contract term are usually set out in the rental agreement.
- A tenancy agreement can be for an indefinite period and contain a notice period of three months as well as a minimum rental period. A common minimum rental period is one year. Such a rental agreement can usually only be terminated after the end of the minimum rental period. For example: The three-month notice period is added to the minimum rental period of one year (total rental period: 15 months).

Furniture

Flats can be offered as furnished (*möbliert*), semi-furnished (*teilmöbliert*), with a built-in kitchen (*Einbauküche*) or even unfurnished (*unmöbliert*). If you choose to move into a semi-furnished or unfurnished flat, there are several ways to get inexpensive furniture.

Second-hand furniture

- MöbelWert, Dammstraße 46/corner of Silberhofstraße, discounts only on presentation of a valid student ID
- A+V Höhne, Frauensteiner Straße 51
- www.facebook.com/groups/freibergcircle (swap, buy and sell; private facebook group)
- Kleinanzeigen – <https://www.kleinanzeigen.de/s-haus-garten/freiberg/c80l4194>
- advertisements on bulletin boards in Neue Mensa (refectory), halls of residence, university buildings and in supermarkets

Shops, where you can buy furniture – look for bargains

- JYSK (Brander Straße 39)
- Alco-Möbel (Häuersteig 4)
- Möbel Mahler (in the city of Siebenlehn)

Here you can find additional tips for private apartment hunting in Germany: <https://www.make-it-in-germany.com/en/living-in-germany/housing-mobility/housing-registration>

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