

**Warsaw University  
of Technology**

Private housing tips  
and some public transport  
information

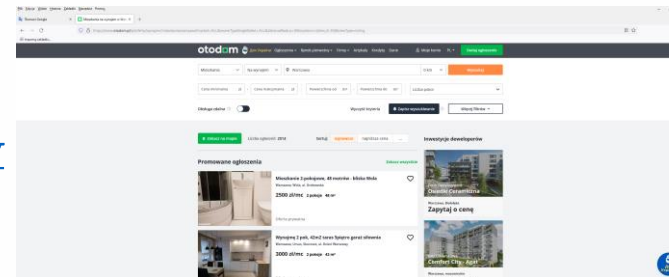
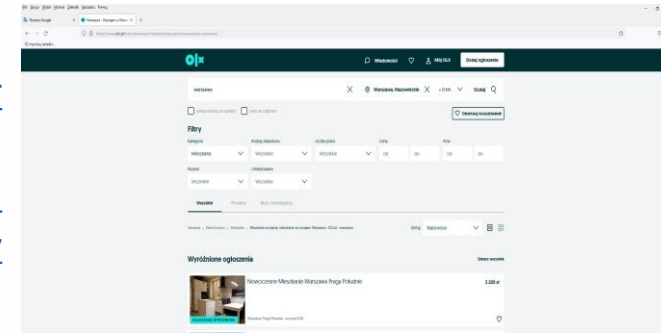


# The most popular sites with flats offer

- ❑ You can find the links below, the main word in google should be: „olx” (nieruchomości) or „otodom” or „gratka” or „domiporta” or „adresowo”.

The „adresowo” site needs registration to see the whole offer, but the offers there are usually private without the real-estate agency services.

- ❑ <https://www.olx.pl/nieruchomosci/mieszkania/wynajem/g-warszawa/>
- ❑ <https://www.otodom.pl/pl/oferty/wynajem/mieszkanie/warszawa>
- ❑ <https://gratka.pl/nieruchomosci/mieszkania/warszawa/wynajem>
- ❑ <https://www.domiporta.pl/mieszkanie/wynajme/mazowieckie/warszawa>
- ❑ <https://adresowo.pl/mieszkania-wynajem/warszawa/>



# Real-estate agency services information

If you want or have to rent the flat with the real-agency service, please remember about some general rules below:

- You can use the service of any agency in Warsaw and you are **not OBLIGED** to pay ANYTHING to the Agency before it finds you a flat and you will sign the tenancy contract. If the agency requires any payments earlier - change the agency, because it is dishonest.
- Most agencies want you to sign so-called – in Polish- “Umowa pośrednictwa najmu/wynajmu”, in English this means that you authorize the agency to find you a flat. When the agency finds you a flat and you sign the contract with the landlord you are obliged to pay the agency the commission – usually from 50% to 100% of monthly rent + VAT (Value added tax – 23% of the whole price).
- The amount of commission should be stated in the contract with the agency. Keep in mind that the commission is usually negotiable.
- While signing the contract please pay your attention to the words “umowa na wyłączność/ na zasadach wyłączności”, because this means that you ensure the agency an exclusive right to find you the flat and you CANNOT use service of any other agency or find the flat by yourself. (You will be obliged to pay the commission even in case of finding the flat NOT by the agency)



# Price information

While looking for the apartment in Warsaw you must take into account the following costs:

- ❑ Real-estate agency commission (if you use the agency service)
- ❑ One-month rent deposit for the owner of the flat. The deposit maybe lower or higher, but it is usually in the range of 50% month rent to two or three rents. Usually one-month rent is required.
- ❑ First rent- usually payable to 10th of each month, but the owner may also ask you to pay it with the deposit first. The terms of payment should be indicated in the tenancy agreement.
- ❑ Additional costs: like electricity/hot and cold water/ internet – usually calculated due to the usage.
- ❑ Important: Every onwer of the flat in Warsaw pays so called „czynsz administracyjny”. Please remember to ask if it is included in your rent and NOT paid separately. The "czynsz administracyjny" usually covers the costs of: heating/garbage/lift/ also hot and cold water (up to some limits).
- ❑ In case of any doubts, you have the right to ask the owner about the bills or invoices. You should also carefully check the counters while signing the tenancy agreement, especially the counters of hot/cold water and electricity/ gas.

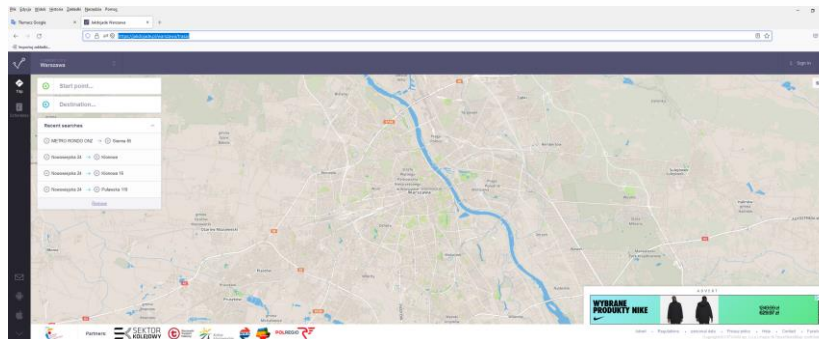


# Price information 2

While looking for the flat take into account the following matters:

- ❑ Location of the apartment. The prices are usually higher in the city center, but the journey to the University is shorter and more comfortable.
- ❑ The recommended districts are located near the metro stations.
- ❑ The nearest to WUT districts are: Śródmieście/Centrum/Mokotów/Praga Północ/Praga Południe/Wola/Ochota.
- ❑ The farrest districts are: Białołęka, Bemowo, Bielany, Wawrzyszew.
- ❑ On the other hand: it is advisable to check the journey to the WUT from the exact street name as for example: the route from Kondratowicza street on Białołęka is quite suitable, only one tram to the city center.
- ❑ To plan the route you may use the below link:

<https://jakdojade.pl/warszawa/trasa/>



# Price information 3

The standard rent of the apartment in Warsaw is difficult to estimate as it depends on many factors, however :

- Rent for the one person studio apartment is usually from 1900 to even 3000 per month.
- Rent for double room apartment is usually from 2200 to even 3600 per month.
- Rent for three room apartment is usually from 3300 to even 5500 per month
- Rent for bigger apartments starts from 4500 per month.
- All prices are given in PLN.
- If you want to know the price in Euro, you must check the current rate exchange and count it.

<https://www.nbp.pl/homen.aspx?f=/kursy/kursyen.htm>

- The influence on the price have the following factors: the condition of the apartment (new/old/ in modern/old building), location, facilities (new/old furniture) etc.
- Remember that some very old buildings and flats may have the gas heating, which is very expensive, so always ask about it. The best option for you is „centralne ogrzewanie”, so the heating is included in the administrative rent, not depends on gas or electricity.
- Remember that the prices in September may be higher than usual as many students are looking for the flat then.



# Private dormitories in Warsaw

You can also find some private dormitories in Warsaw, see more details below:

- ❑ <https://studentdepot.pl/en/our-dormitories/dormitory-warsaw/>
- ❑ HOSTEL International Erasmus House-Aleja Krakowska 285, Warszawa, 02-133, woj. mazowieckie, Polska  
phone: +48 601 265 800
- ❑ <http://student-house.pl/en/home-page-en/>
- ❑ <https://www.akademikpraski.pl/>  
This dormitory is run by the Polish Catholic Church.
- ❑ <https://www.hotelaramis.pl/en/accommodation/>



# Some basic accommodation phrases

Polish	English	Comments
Typ nieruchomości	Type of property/ real estate	The information if the property is flat, house, room etc.
Typ transakcji	Type of transaction	Usually you must type- sell or rent
Lokalizacja	Location	Where the property is situated
Powierzchnia lokalu	floorage of the premises	How big is the property
Cena	Price	Usually monthly rent (be careful if the rent includes the "administrative rent"- see more above)
Sprzedaż	Sale	
Wynajem	Hire, lease , rental	
Rynek pierwotny	Primary market	New buildings, however often not ready for rental
Rynek wtórny	Secondary real estate market	Old building, usually from 60's, 70's or 80's, but also modern ones.
Mieszkanie/ mieszkania	Flat/ flats/ apartment/s	
Pokój/ pokoje	Room/ rooms	If you find the word "pokój przechodni", that means that the room is not separated from other rooms. It is in enfilade.
Warszawa	Warsaw	
Dzielnica w Warszawie	District in Warsaw	
Śródmieście or Centrum	Center of Warsaw	Very good district, usually very near the WUT, however usually quite expensive
Ursynów / Mokotów		Good district because of access to the underground
Ochota / Praga Północ/ Praga Południe		Not far from the centre
Bemowo / Białołęka/ Rembertów		Quite far from the centre
Targówek / Ursus/Wawer/Wesoła		Quite far from the centre
Wilanów / Włochy		Quite far from the centre





# Some basic accommodation phrases 2

Polish	English	Comments
Czynsz	Rent	Remember that the real rent for the flat may be higher because of "administrative rent", which is paid by every flat owner. See the detailed information above.
Winda	Lift/ Elevator	Usually: the lifts are in the modern or higher building. In the "older" up to 5th floor, they may not be available.
Słowo kluczowe	Key word	
Pokaż tylko oferty ze zdjęciami	Show only the advertisements/ offers with photos	
Oferty agencji	Advertisements/ Offers from real –estate agency	Remember that the real-estate agency takes the commission for their service (usually 50-100%) of the monthly rent
Oferty bezpośrednie	Direct offers/ advertisements	Offers directly from the owner without the real estate agency
Sortuj według	Sort out according to	
Wyszukiwanie zaawansowane	Advanced searching	
Ceny za całość	Price for the whole	
Jakości ofert	Quality of offers	
Ulicy / ulica/ ulice	Street / streets	
Liczby pokoi	The number of rooms	
Piętro/ piętra	The floor / floors	
Data/ daty	The date/ dates	
Na wynajem /Do wynajęcia	To rent	
piękne	Beautiful	
Zadbane/ zadbany	Well-cared-for	
W dobrym stanie	In good condition	
zmywarka	Dishwasher	
Pralka	Washing machine	
parking	Parking place	Please check if there is no additional fee for the parking, which is obligatory.



# Some basic accommodation phrases 3

Polish	English	Comments
Zielona okolica	Green area	Usually, the apartment is situated near the park or forest.
okna	windows	
Północ/ północna	North	
Południe/ południowa	South	
Zachód/ zachodnia	West	
Wschód/ wschodnia	East	
Drzwi	Door	
Kuchnia	Kitchen	
łazienka	Bathroom	
Przedpokój	hall	
balkon	Balcony / Loggia	
Umeblowane	Furnished	
Nie umeblowane	Without furniture	
ładne	pretty	
strzeżone	Protected/ secured	intercom or videophone in the building or the private reception desk in the building. .
zamknięte	Closed	The building can have the separate gate and the internal area only for the flat owners/tenants. Usually, you can have it in the new building.
Osiedle	Housing estate	
Oddzielna np. kuchnia	Separate (for example: separate kitchen)	
Blisko do centrum	Close to the centre	
Opłaty licznikowe	Counter Charges	Usually: so, called "media" - electricity/gas/hot and cold water/ sometimes internet/cable tv.
odległość	Distance	
Bezpośrednio	Directly	Usually: without the real-estate agency service
Autobusy	Buses	
Tramwaje	Trams	



# Metro scheme

Information about the Warsaw metro/underground:

- There are two main lines: blue one and the red one (yellow in the picture).
- The blue line is from Kabaty to Młociny
- The red one (yellow) is currently from Księcia Janusza to Trocka
- The information about the ticket prices and the public transport in Warsaw can be found in the link below:

<https://www.ztm.waw.pl/en/>

- In the metro stations called: Świętokrzyska, Centrum, Politechnika or Dworzec Wileński you can also find the „transport point information”. At the stations you can also find the ticket machines to buy tickets.
- You can take into account the metro stations while looking for the accommodation.



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Thank you for your attention  
Remember: We are here to help you

