

HOW TO FIND A ROOM IN AMSTERDAM: PRIVATE MARKET

Finding a room in Amsterdam is difficult, even for Dutch residents. Housing is scarce and affordable options are limited. The tips below can help you search on the private market. All listed websites* offer an English version, unless noted otherwise.

*Disclaimer

The AUAS is not responsible for the content of the listed websites and cannot be held liable for errors or illegitimacy. See [this website](#) for tips on avoiding scams.



Rooms

The following websites list different types of accommodation. Some websites might display unreliable offers, so please be aware of scams. **Do not accept room offers that seem too good to be true!**

- [Kamernet](#) - offers many rooms. You need to have a personal profile to respond to room adverts. Premium Membership 1 month: €19,95.
- [KamerAmsterdam](#) - offers rooms. However, it may cost money to apply for rooms.
- [Kamer](#) - connects students with rooms, studios and apartments. Users can create a profile listing their specifications to receive email alerts on relevant properties. To reply to room adverts, users need a subscription (€24,95 a month).
- [Pararius](#) - offers many rooms. Searching the site and responding to ads is free.
- [Facebook](#) has several groups for finding a room (some in Dutch only). Please be aware of scammers in these groups! For example:
 - [Kamers Gezocht/Aangeboden](#)
 - [Amsterdam Apartments](#)
 - [Amsterdam Apartments 4 Rent](#)



Other platforms / Housing providers

- [Casa](#) - offers furnished rooms from October to June every year. Their current waiting time is about 2 years.
- [Student Experience](#) - AUAS offers the location NDSM through their housing lottery, but you can also directly register for free with Student Experience for their other locations with fully furnished studios, assigned by a lottery.
- [ASVA](#) (Amsterdam Student Union) – has an action plan for rooms with some helpful tips.
- [OurDomain](#) - offers furnished studios or 2-person apartments. Sign up to get notified when apartments become available.
- [Socius](#) - is a housing agency for mostly young people. Some locations are exclusively for students.
- [The Social Hub](#) - hotel which offers fully furnished rooms with private bathroom and shared kitchen. There are 2 locations in Amsterdam: one in the West area and one near the AUAS Amstelcampus.
- [Hotel Jansen](#) - is a hotel aimed at short-stay accommodation for students and young professionals from all over the world. Fully furnished rooms with shared kitchen. 2 Locations in Amsterdam.
- [HousingAnywhere](#) - international housing platform for students and trainees. Rooms, studios and apartments offered by verified private landlords and by outgoing students. [Sign up here](#) to receive an AUAS profile and priority access to the listings. Use discount code HVA020. More information contact vip@housinganywhere.com.
- [Hospi Housing](#) - free platform where international students can find a Dutch home at local hosts & guest families. It provides you with a soft landing and a perfect way to experience the Dutch culture and language.
- [Roomplaza](#) – offers flat shares for students who want to live together. One time registration fee of €35,00. They offer also a find-flat-mate-tool to find students to share with.
- [Plaza rentservices](#) – first come, first served. Refund of application fee (€ 25) when you find a room through them.
- [Erasmusu.com](#) - offers also a platform to [find roommates](#)
- [Uprent](#) - free platform that combines listings from Funda, Pararius & Kamernet into one feed, sends notifications about new listings, and organizes your search.



Other links (both commercial agencies and listing sites)

- [Funda](#) - with listings of all real estate agents
- [Huurwoningen](#)
- [Amsterdam Housing](#)
- [HiCondo](#)
- [RentSlam](#) – monthly subscription packages between €16,65 - €29,95 a month
- [Nestpick](#)
- [Urban Short Stay](#)
- [Holland2stay](#) – sign up for rooms, both first come first served & lottery. Most apartments require a minimum income to apply.
- [Roofz](#)
- [Xpat Rentals](#)



Temporary accommodation (Hotels and Hostels)

In some situations you might want to look for temporary accommodation. For example, if you find a room with a starting date later than your AUAS programme start date or if you need to cover time between two rental contracts. Please note that during certain times of the year, all (affordable) housing may be fully booked. We therefore strongly suggest to also look for temporary accommodation outside of Amsterdam.

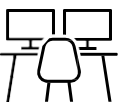


Platforms to book temporary accommodation

- [Hostelworld](#)
- [Wimdu](#) / [Air BnB](#) - online platforms with a wide range of private accommodation to rent temporarily in Amsterdam. Private parties offer rooms or whole apartments for short term rent. Please note: no registration at the municipality possible!
- [Stayokay](#) - 3 locations in Amsterdam
- [Generator Hostel](#) - near the Amstelcampus
- [Xplore hostel](#)
- [Hotel Meininger](#) – 2 locations in Amsterdam, 1 near the Amstelcampus
- [Hans Brinker Hostel](#)
- [Wow Amsterdam](#) - Amsterdam-West
- [Train Lodge](#) - Amsterdam-West, near train station Sloterdijk
- [Clink](#) - Amsterdam Noord (5 minutes by free ferry from central station)
- [Onefam Amstel Hostel](#) – Amsterdam Zuid
- [Hostel Annemarie](#) – Amsterdam Center
- [Hostel Uptown](#)
- [Youth Hostel Leidseplein](#)

Hostels near the [Business Campus](#) (Corry Tendeloo building) and the [Health Campus](#) (Nicolaes Tulp building)

- [Easy Hotel Arena Boulevard](#)
- [A&O Hostels](#)
- [Via Hostel](#)
- [Hostelle](#) (women only)



In need of furniture for your unfurnished room or apartment?

- [Student Furniture Holland](#) - here you can rent furniture for the duration of your contract.
- [Best thrift shops in Amsterdam](#) for secondhand furniture.



Extend your network

Most students find a room through their network. So tell everyone, literally everyone you know and meet in the Netherlands that you are looking for a place to stay: Your classmates, Facebook groups, social media contacts, friends of friends. Join introduction activities at the start of the study year and check or post on message boards on campus, student buildings or supermarkets, where room ads are also still common.



Things to keep in mind:

- House shares (single rooms with shared kitchen and bathroom) with other students are very common;
- Check whether the rent is inclusive of gas, water, electricity, service costs, etc. and factor this into your total monthly budget;
- Also consider nearby towns, such as Duivendrecht, Diemen, Weesp, Zaandam, Almere, Purmerend, Haarlem or Hoofddorp but check the [travel costs](#) as well to avoid financial surprises;
- Consider a temporary contract or legal sublease (1-6 months) as a start;
- [Registration](#): do not forget to register with the local municipality/change your address once you've found your new home. Registration is mandatory.
- Manage your expectations: do not look for the perfect room type, price and location!



Tips, tricks & red flags to avoid scams

- If something looks too good to be true, it probably is.
- Do not transfer money before a viewing (especially via Western Union or PayPal). Always check the apartment and make sure the keys work, before handing over large amounts of money. If you can't do this in person: See if you can ask someone else to go in your place.
- Research advertised photos via google reverse image search.
- Google the landlord and address. Always good to read some reviews and look for a KvK-number (check their registration with the Dutch Chamber of Commerce)
- Always ask for a rental contract. Never trust just a verbal agreement.
- Be wary of illegal fees. Examples of illegal fees are: agency fees, disproportionately high administration fees or contract fees. A deposit of one or two months' rent is usually required. This is refunded if you leave the property in good condition at the end of your lease.
- Be aware of illegal subletting, as this may affect your rights as a tenant.
- If in doubt, check your rights. The support agency [!Woon](#) is specialized in providing legal advice.
- The Dutch Student Union (LSVb) has a [Housing Hotline](#) where you can ask questions regarding housing and voice your complaints.
- [TenantHero](#) is an AI tool that helps you to understand your rental contract to make sure you never have to read your rental contract again, but you still get all the important information.
- The website CollegeLife offers [The Complete Guide to Student Housing](#).