

Apartment search in Hannover

Disclaimer: *This document has been compiled by IASH purely for the use of its members. The data here has been collected based on the type of experience of its members during their search for an apartment in Hannover. The positive and negative reviews about various mäklers are compiled by the kind of experience of our members. The views expressed here does not necessarily refer to the views of the organization. We have only documented the general case – exceptions can always exist. IASH is not legally liable for the information provided. If you find that something does not hold good anymore, please come back to inform us. We would be glad to make updates to this document.*

Important housing nomenclature in Germany

- (1) The houses are called 1-zimmer (room), 2-room etc based on “literally“ the number of rooms. A 1-bedroom apartment with kitchen and bath would mean that the living and bedroom are the same. A 2-bedroom apartment with kitchen and bath would imply existence of living and a bedroom.
- (2) Provision = Commission for house agent (generally). It can range from 1-month's rent up to 3-months. This is mostly non-refundable. “Provision-frei” is mentioned in the ads where one does not need to pay a commission. Of course, like anywhere, Provision-frei houses are in more demand!
- (3) Einbauküche = House has a fitted kitchen. In Germany, one generally takes everything when they move out. Its literally everything – you may not find even a bulb in your new house! So if you do not want to spend a lot of money buying a kitchen – check for those which already have a kitchen. You can always make a deal with earlier tenants about what they could leave behind.
- (4) Most owners will want to meet and talk to their future tenants “personally” before making an offer on the apartment. If you cannot speak fluent German, it might help to take assistance of a German friend who can vouch for you.

Primary websites for an apartment search (In no order of priority)

1. www.immobilienscout24.de
 1. Ads from owners, current tenants and also house agents
 2. Provision is generally specified in the ad – else please ask
 3. Ads available for both furnished/unfurnished apartments. Majority of ads being for unfurnished apartments
 4. Have ads for apartment both with and without a fitted kitchen
 5. Ads available for all types of apartment – 1-room, 2-room etc
 6. Daily email updates are possible but updates can be delayed by up to a day
 7. Might contain slightly more expensive deals compared to other websites
 8. This site also provides a comparison of current land rates, energy rates, internet availability, building types, consumption, price range over the last few years, trends in the area, details about SCHUFA etc
2. www.wg-gesucht.de
 1. Ads are generally from owners or current tenants
 2. Most apartments are provision frei
 3. Most apartment are already furnished – please check

4. Most apartments are equipped with kitchen
 5. Most of the ads pertain to studio or shared apartments – hence better suited for students/singles
 6. Most ads here are posted on Friday/Saturday evenings compared to other times
 7. Many people who have posted ads here are willing to let go of their old furniture before moving out. One can arrange only for the furniture as well
3. www.immonet.de
 1. Its a summary from the newspaper mostly and may contain some ads from other websites. All ads on Hannover Allgemeine are posted here (generally with time delay)
 4. News papers
 1. Ads appear on Saturday mornings
 2. Most ads might be catered to by the evening
 5. <http://hannover.homecompany.de/en/>
 1. They are a agency who have furnished accommodation available
 2. The apartments are not provision-frei. They can be from 20% to 238% of monthly rent depending on the duration of contract
 3. Home company almost always offers fully furnished apartments
 4. Prices are all inclusive of heating, electricity, internet etc. Please inquire
 5. Well suited for those moving in for a short durations

Other Agencies (with notes from our members):

1. Fair Service
 1. Web: <http://www.fairservice-hannover.de>
 2. Contact: Frau Müller
2. Spar & Bauverin
 1. Web: <http://www.spar-undbauverein.de/home.html>
 2. Best to inquire in their office around the corner of Christuskirche
 3. Houses are very well maintained
 4. Need to pay Genossenschaft – like a society membership. The amount is refunded at the end of the year when one leaves
3. Gartenheim
 1. Web: <http://www.gartenheim.de/>
 2. Good apartments are available
4. Engel and Volkers
 1. Web: <http://www.engelvoelkers.com/de/hannover>
 2. Apartments available are of higher costs
5. Englitz
 1. Web: <http://www.englitz-immobilien.de>
 2. Good for students, mediocre earners
 3. 1.38 month's rent as commission applicable for some properties
 4. Their properties have a lot of competition

5. Contact: Frau Erika Englitz: 01713828478
4. Simchen
 1. Web: <http://www.simchen.de>
 2. Generally no commission
5. Immobilien Am Maschee
 1. Web: <http://immobilien-am-maschsee.com/index.php/privates-wohnen.html>
 2. Good places around Maschee area
 3. Generally 2.38 months commission can be expected
 4. Popular area and hence likely lots of competition
6. Fesser immobilien
 1. Contact: Mr. Flieger- +4915154994259
 2. Generally 2.38 month's rent as commission
7. <http://www.kfh-hv.de>
 1. Known to have good places but slightly expensive
 2. Great service and do not charge commission
8. Muehlporte Houseverwaltung GmBh
 1. Contact number: 05119508848
 2. Other contact: Frau Ursula Muehlporte- 01725150014
 3. Will help to tag your German friend along
9. Kunze immobilien
 1. Web: www.kunze-immo.de
 2. Contact: Frau Birgit Kunze – 05113370764
 3. Usually have apartments in the Südstadt area and do not charge commission
10. Kibar immobilien
 1. Web: www.kibar-immobilien.de
 2. Contact: Mehmet Kibar- 0172221022
 3. Apartments are suitable for students – in terms of average monthly rent etc
 4. Usually 2.38 months commission applies
11. Froehlich immobilien
 1. Contact: Herr Froehlich: 051180747096
 2. Generally no commission and offers great service
 3. Many places might be in the outskirts of the city
12. Dierkes and Finster
 1. Web: <http://home.immobilienscout24.de/2855939>
 2. No commission
 3. Our friends who could not speak German have not had the best experience
13. <http://www.olinda-immobilien.de>
 1. Usual standard places like others
14. Peloton

1. Web: www.peloton.de
2. No commission and said to have good apartment
3. Headquarters in Berlin and hence contracts take time

15. H&P Grundstücks- u. Immobilien-KG

1. Web: www.hup-kg.com
2. Contact number: 05113531330