

Housing Manual

Breda University of Applied Sciences

2025/2026



CREATING MEANINGFUL EXPERIENCES

1. General Information

Breda is a beautiful city in the south of the Netherlands. With a growing number of students, finding accommodation in Breda can be both challenging and competitive. Typically, student accommodation in Breda consists of houses with multiple single rooms for students or young adults, where communal spaces like the living room (if available), kitchen, and bathroom are shared. It's important to note that most rooms offered are unfurnished, lacking furniture, beds, curtains, etc. When renting a room, it's essential to keep this in mind. If a room is not within walking distance of the school, remember the Dutch love to cycle and Breda is not a big city. You can easily buy a second-hand bike in many places for cheaper prices!

Housing costs in the Netherlands can be steep. Rental prices for student rooms in Breda typically range from €500 to €800 or more per month. It's important to remember that in your first month, you'll likely need to pay a deposit along with additional fees, depending on how you secured your room. Setting realistic expectations is key when searching for your student accommodation. The chart below provides a general overview of different room sizes and rent prices, but actual prices may vary. With many Dutch students also beginning their academic year in September, it's highly advisable to start your room search a few months in advance. Don't wait until you've been fully accepted into the degree program to start looking. Also, make sure not to be too picky with your choices and wishes.

Estimated costs for a room in Breda in 2025/2026:

Type of room	Budget
Room in a house/apartment with shared facilities	€500 – €800+
Studio. One living/bedroom with small kitchen or/and private bathroom	€700+
Apartment	€1000 +

1.1 Arriving in Breda

It's advisable to arrive in Breda at least a week before your study programme begins. This allows time to organize any necessities for your stay in the Netherlands. It's recommended to have your accommodation arranged beforehand. There might be a gap between your arrival and the start of your rental period. Many students opt to stay with friends, other students, or book accommodation in hotels, hostels, Airbnb, or through Couchsurfing.

2. Finding a room

Please note that while Breda University of Applied Sciences provides examples of platforms and companies to assist in finding accommodation, it does not endorse any specific one. It is your responsibility to seek suitable housing, and your decision to rent through any platform or company is entirely your own. It's important to exercise caution as not all individuals on these platforms may have genuine intentions. If a room appears too good to be true, reconsider and be cautious while sharing personal information.

Before renting a room, ensure to inquire about what is included in the price and if there are any additional costs. Finding accommodation may require multiple attempts, so it's advisable to start searching months in advance of your program start date. Don't be disheartened by lack of responses; sending out numerous applications increases your chances of securing a room.

2.1 How does it work?

Some of the platforms or organizations mentioned below in 2.3 and 2.4 are commercial intermediaries in flats and rooms. They are quick with their offers, but this service comes at a price! In general, the procedure will be as follows:

- Register if needed (sometimes you will have to pay a registration fee to subscribe). Please read the terms and conditions of each website carefully, so you are never surprised by unexpected costs!
- Send out applications for multiple rooms or flats.
 - If you respond to an advertisement, tell something about yourself (gender, nationality, smoker or non-smoker, age, what you are going to study, hobbies, etc.). The first selection round is based on assessing the responses received, so make sure your application is original!
- You get an offer for a room or flat.
 - If you like the offer, generally, you will come to check the room or flat after which you can accept or decline the offer. Since you are an international student, you might need to find another solution, a videocall interview might be a good option. We are also willing to help you with viewing. Just contact us (accommodation@buas.nl) and we will see what we can do.
- If you accept an offer, there are several amounts that you will be required to pay: rent, deposit, and an additional fee (depending on where you find your room). Sometimes the last two mentioned amounts are equal to the rent so if your rent is €400, the costs of your first month could be around €1,200.

2.2 Facebook

Social media platforms offer good means of communication among students and private owners seeking to advertise available rooms, studios, or apartments. Facebook stands out as a cost-effective option, helping to avoid service charges and high registration fees. However, it's worth noting that response rates on Facebook may not always be very high. Therefore, it's advisable to apply for as many rooms as possible to increase your chances of finding suitable accommodation. Make sure to be aware of scammers. Read Chapter 4 carefully for useful information about how to spot a scammer.

2.2.1 Find a room(mate) or house in Breda - Kamer(s) in Breda

<https://www.facebook.com/groups/kamer.in.breda/?ref=ts&fref=ts>

2.2.2 Zoekt kamer in Breda Community (Looking for a room in Breda community, Dutch)

<https://www.facebook.com/groups/zoektkamerinbreda/?ref=ts&fref=ts>

2.2.3 Rooms / Housing / huisvesting Breda

<https://www.facebook.com/groups/542921162427481/?fref=ts>

2.2.4 Community Breda – Houses & Rooms for rent

<https://www.facebook.com/groups/219337595487985/>

Beyond these options, join multiple Facebook housing groups and post actively. Share who you are, your stay duration, and budget. Start early to maximize your options.

2.3 KlikvoorKamers (free to use)

If you're seeking a comfortable living space in Breda in a timely manner, Breda University of Applied Sciences highly recommends signing up for Klik voor Kamers (Click for Rooms). This platform is a collaborative effort between Breda's three prominent housing corporations: Laurentius, Alwel, and WonenBregburg. By registering for free on their website www.klikvoorkamers.nl/en, you gain access to a variety of room options. As an international student, you will receive priority consideration for accommodation offers.

Rooms are assigned through three different systems: first response, by lot, or waiting list.

- The first response system is straightforward: the first person to respond receives the room offer.
- By lot system ensures fairness by randomly selecting the recipient of the offer. However, individuals living farther away have their names entered into the system more frequently.
- The waiting list system operates on a seniority basis: the applicant who has been on the waiting list the longest gets the room.

Registration is free, so we advise signing up promptly. It is crucial to only respond to rooms you genuinely desire. Declining a room offer results in the loss of your priority status and waiting period, necessitating a fresh start on the website. Rooms available through Klik voor Kamers are both well-maintained and well-priced. More information about KlikvoorKamers and their rules can be found on: [Question & Answer](#).

2.4 Other organisations/companies/websites

Some websites below charge a registration fee of €30 - €50 to have full access to their site and be able to respond. When you find a room, studio or apartment through one of these companies they charge an administration fee as well. These can be as high as one month of rent, so count on at least €250. However, administration fees/contract fees/intermediary fees and so on are forbidden in the Netherlands. Do not outright refuse to pay them but ask them why you must pay them. They usually never respond, but you will keep the room (if you already signed the contract).

- See [Do I have to pay agency fees for a room or rental property? | Rijksoverheid.nl](#)? for the Dutch page about these fees.
- See [Rented housing | Housing | Government.nl](#) for a general page about renting in the Netherlands. Both pages are from the Dutch government.

Unfortunately, not all websites have English translations. However, if you manage to understand some Dutch or know someone who can assist you, that could be useful. Many foreign students have successfully navigated such websites with the help of tools like Google Translator

- [HouseHunting Real estate - Housing sell, rental & property management](#)
- [Rent a property – StadHuis Breda](#)
- [Temporary, Structural, Business & Private Housing Solutions - Housing Solutions](#)
- [Rotsvast | Residential rental and property management throughout the Netherlands](#)
- [Xior Student housing, relax in your own place](#) → for a manual on how to book rooms at Xior, see [Appendix 1: How to book a room at Xior](#).
- [Plaza](#)
- [Studentenkamers Bovendonk | Business & Event Locatie Bovendonk | Hoeven](#)
- [For rent · Magis Rent](#)
- [KlikvoorKamers](#)

Lastly, there is a website called [Kamernet](#). Kamernet is a good website, and a lot of BUAs (exchange) students find accommodation through them. However, it is good to know Kamernet asks for a fee: [Premium Account | Kamernet](#).

3. Housing Buddy

BUas is dedicated to supporting international students in finding accommodation in Breda and its surrounding areas. To assist you during the summer months, starting in June, we have a housing buddy. The housing buddy can attend viewings for you if you are not in the Netherlands and the landlord requires this. Additionally, we can review your contract or help address any concerns if you suspect a potential offer is a scam.

Our housing buddy will work to match you with suitable renters, rooms, or landlords while actively searching for new accommodation options. It's essential to remember you are responsible for responding to offers. Please note that while this service isn't a buddy program, there is an employee available to address all your questions and concerns.

If you have any questions or need advice, please feel free to contact the housing buddy via accommodation@buas.nl

4. Scammers

There are quite a few scammers active in Breda. To prevent you from becoming one of their victims, we have compiled a list of tips and tricks which you can use to your advantage. Be (extra) careful:

- If someone contacts you to offer you a room out of the blue. The same applies to random comments to Facebook posts.
- If the room looks very nice and luxurious, then put at least €200 on top of the prices mentioned in the table. Any prices below that should raise your suspicion.
- If someone offers you the room on behalf of another person who is abroad.
- If they require a big payment up front (more than one month of rent + safety deposit).
- If the safety deposit is higher than one month of rent.
- If they deny you a (online) viewing.
- If they do not allow you to register at the municipality with the address.
- If they refuse a contract.
- If they have a suspicious-looking Facebook profile (new account/no friends).
- If there are a lot of spelling and grammar mistakes in communication.
- If they ask you for your ID card or passport. Make sure to hide your photograph and BSN/Social Security Number/Personal Number. They are legally not allowed to ask for that information!
- If they send their own ID cards/passports.
- You can check if they are the owner of the property at the given address through the Kadaster website (Dutch institution). The website is only available in Dutch.
 - Go to [Kadaster](https://www.kadaster.nl) and fill in the address in the search bar above the map and select it.
 - Buy "Eigendomsinformatie" for a small fee (ownership information)
 - You should now be able to see who owns it, and other information

- Check the photos they attach to their listings. Sometimes, they use photos of accommodation in other countries. You can see this in plugs (American/English). Besides this, you can also try to match the address/photos to the Google Maps images.

But most importantly; if it feels like a scam, do not hesitate to e-mail accommodation@buas.nl with as much information as possible. We will examine the information and give you our advice

Lastly: always make sure to view the room before transferring money or sharing personal details!

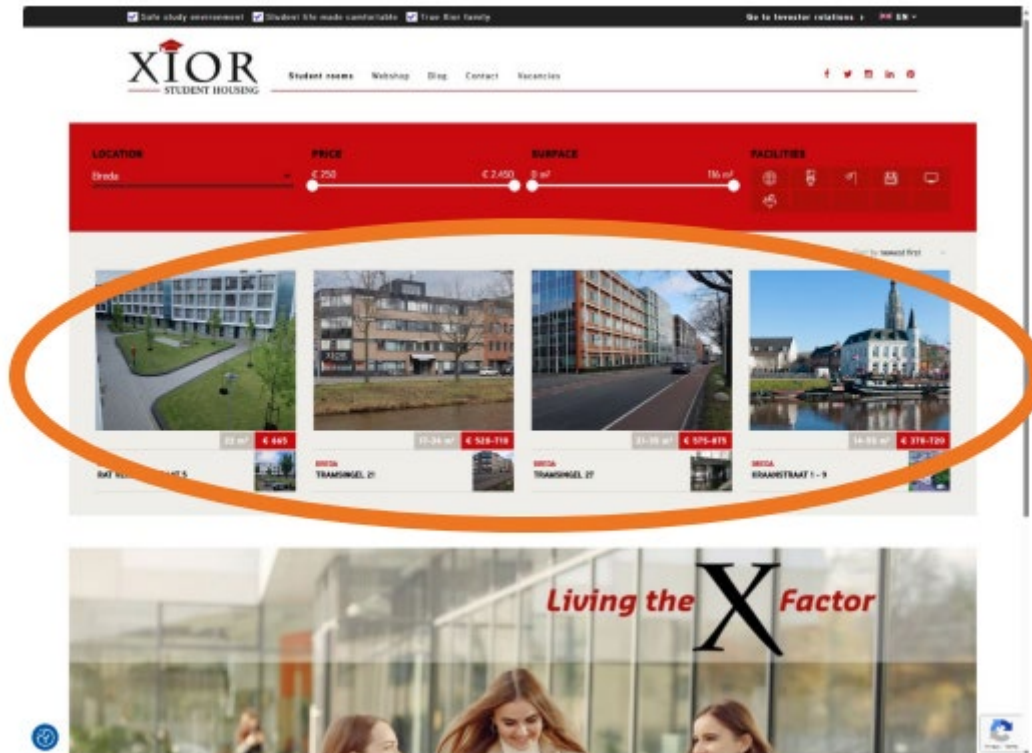
5 Furnishing

Unfurnished rooms can offer a more cost-effective rental option, and since most rooms in the Netherlands are unfurnished, you may need to furnish your room yourself. However, this doesn't have to be expensive, as there are numerous DIY stores, second-hand shops, websites, and Facebook pages offering affordable furniture and household items. Below are some useful stores mentioned

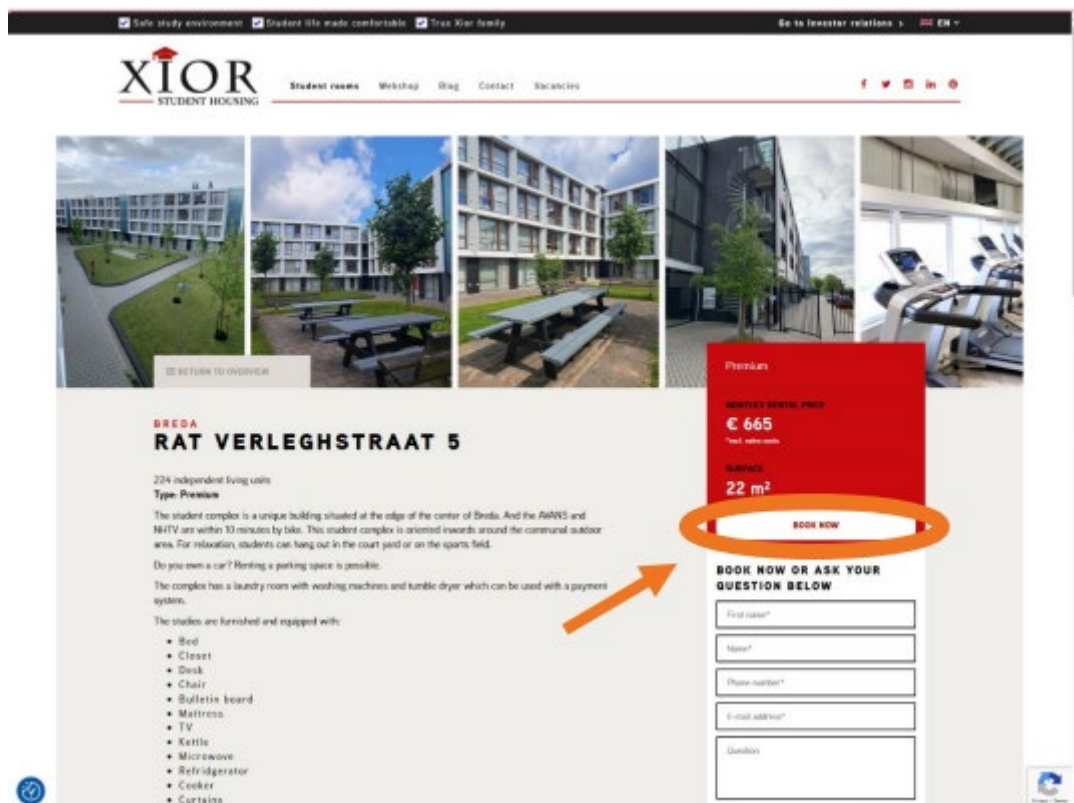
Name shop	Website	Use
IKEA	www.ikea.com/nl	Furniture and everything you may need
Leen Bakker	www.leenbakker.nl	Furniture and decoration
JYSK	www.jysk.nl/	Furniture and decoration
Kwantum	www.kwantum.nl	Furniture and decoration
Gamma	www.gamma.nl	DIY store
Praxis	www.praxis.nl	DIY store
Hornbach	HORNBACK Dé Project bouwmarkt met Onlineshop.	DIY store
Marktplaats	www.marktplaats.nl	Second-hand website
Emmaus kringloop	Kringloop Breda (Veilingkade) - Kringloopwinkel. Stichting Emmaus Langeweg en Breda	Second-hand store
Vindingrijk Kringloop	www.vindingrijkbreda.nl	Second-hand store
Goedkoop & Zo	www.goedkoopenzo.nl/	Second-hand store
Henkie's Tweedehands Hoekie	Henkie's tweedehands hoekie Breda Facebook	Second-hand store
Parels Breda	www.parelsbreda.nl	Second-hand store
Kringloop de Vince	www.vincentius-breda.nl/kringloop-de-vince/	Second-hand store
Facebook pages; second-hand items Also Facebook Marketplace	Facebook pages: www.facebook.com/groups/298857480315635/ www.facebook.com/groups/2ehandsverkoop/ www.facebook.com/groups/375195449252311/ www.facebook.com/groups/fietsen.breda/	Furniture, bikes, decoration and everything else you may need.

Appendix 1: How to book a room at Xior

1. Go to Student rooms for rent in [Student rooms for rent in Breda - Xior Student housing](#)
2. Click on one of the housing options you want to see



3. For information, fill in the contact form. To book the room, click on 'book now':



4. To book, click on 'book now' again:

Xior
STUDENT HOUSING

Xior Rat Verleghstraat
Rat Verleghstraat 5, 4815 NZ Breda

BOOK NOW

Student Accommodation In Breda

Xior Rat Verleghstraat in Breda offers 224 premium independent living units. This unique student complex is situated at the edge of the city centre, providing easy access to AVANS and NHTV within a 10-minute bike ride. Enjoy modern facilities and a vibrant student community.

Comfy Studio from 665€/month
BOOK NOW

Location
City

Amenities
Property

Rooms
Features

By using this website you agree to our use of cookies as described in our [cookie policy](#) **Go on**

- There is only availability if there are pictures of rooms/room options showing here. If there are no pictures, Xior does not have any rooms available.

Floor Plans

Here, you can find detailed information about our room categories and their availabilities.

Academic Year: Accommodation Type: Max Rent:

Essential one
1 Bed 1.0 Bath 10 Sqm
€270/mo **Available**

If you don't see any rooms available, we recommend registering yourself on our [waiting list](#) to stay updated.

Monthly Advance Charges

It's important to be aware of any additional charges that may come up beyond the base rental cost. The Monthly Advance Charges are something to keep in mind when budgeting for your college journey. But don't worry, all the information is available in the [FAQ section](#) so you can be fully informed about what you're getting and how it benefits your stay.

Energy	€75,00
Service Charges	€40,00
Internet and TV	€32,50

Rooms available

Floor Plans

Here, you can find detailed information about our room categories and their availabilities.

Academic Year: Accommodation Type: Max Rent:

Floor plan details are not available for this property. Please contact the property manager.

If you don't see any rooms available, we recommend registering yourself on our [waiting list](#) to stay updated.

Monthly Advance Charges

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Energy	€75,00
Service Charges	€40,00
Internet and TV	€32,50

No rooms available

- When you try to book it but get an error; try again. If you get an error again, sadly the room is already booked by someone else. If you are not able to book a room, you can apply for the waiting list to stay updated. Please note that booking a room at Xior is first come, first serve. Therefore, it is recommended to check the website regularly.



Games



Leisure & Events



Tourism



Media



Data Science & AI



Hotel



Logistics



Built Environment



Facility

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