

# Housing Manual

Breda University of Applied Sciences  
2024/2025



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. Consider buying a (second-hand) bike instead of using public transport.

Housing costs in the Netherlands can be steep. Rental prices for student rooms in Breda typically range from €400 to €800 or more per month. However, the most common range falls between €450 and €600. 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.

Estimated costs for a room in Breda in 2024/2025:

Type of room	Size	Budget
Room in a house/apartment with shared facilities	14m2 and smaller	€400 – €500
Room in a house/apartment with shared facilities	15m2 – 18m2	€500 – €600
Room in a house/apartment with shared facilities	19m2 and bigger	600+
Studio. One living/bedroom with small kitchen and private bathroom	22m2 and bigger	€800+
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 accommodations in hotels, hostels, Airbnb, or through Couchsurfing. However, when using platforms like Couchsurfing, prioritize your safety.

## 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 with 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 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).
- 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](mailto: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.

Our recommendation is to initially search for rooms through the Facebook pages and platforms provided by Breda University of Applied Sciences. These avenues are frequently utilized by students, as demonstrated by past experiences. You can always make use of the other organisations if things do not work out through the free channels.

### 2.2 Facebook

Social media platforms offer excellent 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 to as many rooms as possible to increase your chances of finding suitable accommodation.

#### 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>

### 2.3 BUAS partner platform (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 WonenBredburg. By registering for free on their website [www.klikvoorkamers.nl/en](http://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 priced.

### 2.4 Other organisations, companies, and websites

Some websites below charge a registration fee of €30 - €40 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 when I rent?](#) for the Dutch page about these fees.
- See <https://www.government.nl/topics/housing/rented-housing> 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 rental & property management](#)
- [Rent a property – StadHuis Breda](#)
- [BredaWonen](#)
- [Kamernet](#)
- [Housing Solutions](#)
- [Select a House](#)
- [Rotsvast](#)
- [XIOR](#) (you can only book the rooms that do not require a code)
- [Ingenhousz](#)
- <https://marktplaats.nl> (Dutch trading website, try entering the search terms 'Huur Kamer Breda')
- [For rent · Magis Rent](#) (in Tilburg)

## 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](mailto: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.
  - Or tell you they are currently abroad
- 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 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.
- 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 €2.80 (ownership information)
  - You should now be able to see who owns it, and other information

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

## 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	<a href="http://www.ikea.com/nl">www.ikea.com/nl</a>	Furniture and everything you may need
Leen Bakker	<a href="http://www.leenbakker.nl">www.leenbakker.nl</a>	Furniture and decoration
JYSK	<a href="http://www.jysk.nl/">www.jysk.nl/</a>	Furniture and decoration
Kwantum	<a href="http://www.kwantum.nl">www.kwantum.nl</a>	Furniture and decoration
Gamma	<a href="http://www.gamma.nl">www.gamma.nl</a>	DIY store
Praxis	<a href="http://www.praxis.nll">www.praxis.nll</a>	DIY store
Marktplaats	<a href="http://www.marktplaats.nl">www.marktplaats.nl</a>	Second-hand website
Emmaus	<a href="http://www.emmaus-breda-veilingkade.nl/home/">www.emmaus-breda-veilingkade.nl/home/</a>	Second-hand store
Vindingrijk	<a href="http://www.vindingrijkbreda.nl">www.vindingrijkbreda.nl</a>	Second-hand store
Goedkoop & Zo	<a href="http://www.goedkoopenzo.nl/">www.goedkoopenzo.nl/</a>	Second-hand store
Henkie's Tweedehands Hoekie	<a href="#">Facebook Page</a>	Second-hand store
Parels Breda	<a href="http://www.parelsbreda.nl">www.parelsbreda.nl</a>	Second-hand store
Kringloop de Vince	<a href="http://www.vincentius-breda.nl/kringloop-de-vince/">www.vincentius-breda.nl/kringloop-de-vince/</a>	Second-hand store
Facebook pages for second-hand items	Facebook pages: <a href="http://www.facebook.com/groups/298857480315635/">www.facebook.com/groups/298857480315635/</a> <a href="http://www.facebook.com/groups/2ehandsverkoop/">www.facebook.com/groups/2ehandsverkoop/</a> <a href="http://www.facebook.com/groups/375195449252311/">www.facebook.com/groups/375195449252311/</a> <a href="http://www.facebook.com/groups/fietsen.breda/">www.facebook.com/groups/fietsen.breda/</a>	Furniture, bikes, decoration and everything else you may need.



Games



Leisure & Events



Tourism



Media



Data Science & AI



Hotel



Logistics



Built Environment



Facility

Mgr. Hopmansstraat 2  
4817 JS Breda

P.O. Box 3917  
4800 DX Breda  
The Netherlands

**PHONE**  
+31 76 533 22 03

**E-MAIL**  
[communications@buas.nl](mailto:communications@buas.nl)

**WEBSITE**  
[www.BUas.nl](http://www.BUas.nl)

CREATING MEANINGFUL EXPERIENCES