



LUDWIG-
MAXIMILIANS-
UNIVERSITÄT
MÜNCHEN

ZENTRALE UNIVERSITÄTSVERWALTUNG,
REF. VII.1, - LMU GATEWAY –
FOR NEW INTERNATIONAL ACADEMIC STAFF



How to search for an apartment with little to no knowledge of German

Finding an apartment in Munich is particularly difficult due to high demand. If you do not understand German, it can be even more challenging. Therefore, we have compiled a list of useful terms and abbreviations that can be very helpful during your search.

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Abbreviations

2-ZW	Zweizimmerwohnung	two-room apartment
Abl	Ablöse (z. B. für Küche, Einbauten etc.)	one-off payment to previous tenant (e.g. for kitchen, built-in appliances)
Abst	Abstandszahlung	compensation
App	Apartment (1Zimmer, Kochnische, Bad)	apartment (1 room, kitchenette, bath)
AR	Abstellraum	storage room
AB	Altbau	old building
BLK, Blk	Balkon	balcony
bzb.	beziehbar	obtainable
CT	Courtage	commission
DB	Duschbad	shower
DG	Dachgeschoß	loft
DHH	Doppelhaushälfte	semi-detached building
EB	Erstbezug	first time use
EBK	Einbauküche oder Einzelzimmer mit Bad u. Küche	built-in-kitchen or single room with bath and kitchen
EG	Erdgeschoß	ground floor
Etg.	Etage	level / floor
ET-Whg	Etagenwohnung	apartment
EZW	Einzimmerwohnung	studio apartment
FB-Hzg	Fußbodenheizung	floor heating
Gart.	Garten	garden
Gge.	Garage	garage
G-WC	Gäste-WC	toilet (separate) / half bath
HK	Heizkosten	heating costs
Hs.	Haus	house

HZ	Heizung	heating
KDB	Küche, Dusche, Bad	kitchen, shower, bath
KM	Kaltmiete	rent excluding utilities
KoNi	Kochnische	kitchenette
KT, Kt.	Kaution	deposit
MM	Monatsmiete	monthly rent
möbl.	möbliert	furnished
mtl.	monatlich	monthly
NB, NB-Hs.	Neubau, Neubauhaus	new building
NK	Nebenkosten	additional costs/utilities
NR	Nichtraucher	non-smoker
Nutzfl., Nfl.	Nutzfläche	floor space
OG	Obergeschoss	upper floor
Prov.-fr.	provisionsfrei	free of commission
Prov./PV	Provision	commission
rep.-bed.	reparaturbedürftig	in need of repair
RH / RMH / RHHS	Reihenhaus / Reihenmittelhaus	town house
TG	Tiefgarage	underground parking
UG	Untergeschoss	basement
VB	Verhandlungsbasis	basis for negotiation
VR	Vorratsraum	storage room
VS	Verhandlungssache	negotiable matter
WB	Wannenbad	bath
Wfl., Nfl.	Wohnfläche, Nutzfläche	floor space
Wg.-tgl.	WG tauglich	flat sharing possible
Whg.	Wohnung	apartment
WM	Warmmiete	rent incl. utilities
WM / WaMa	Waschmaschine	washer
Wohnfl.	Wohnfläche	living space
WoKü	Wohnküche	eat-in kitchen
Zi	Zimmer	room
xx ZKB	Wohnung mit xx Zimmer, Küche, Bad	apartment with xx rooms, kitchen, bath
xx ZKBB	Wohnung mit xx Zimmer, Küche, Bad und Balkon	apartment with xx rooms, kitchen, bath and balcony
ZÖV	Zentrale Ölversorgung	central oil supply
ZB	Zimmer mit Bad	room with bath
ZH	Zentralheizung	central heating

Useful Vocabulary

German	English
Appartement mit sämtlichem Komfort	An apartment with all modern conveniences.
Badezimmer	bathroom
bezugsfrei ab	available from
Hier wohnt es sich gut.	It's a nice place to live / stay.
Kaution	security deposit
Küche	kitchen
Küchenzeile	kitchenette
Mieter	tenant
Personenaufzug	elevator / lift
Provision	real estate agent fee
Quadratmeter	square meter(s)
Schlafzimmer	bed room
Sie wohnt in der Leopoldstrasse 66.	She lives at 66 Leopoldstrasse.
Stellplatz	parking space
Vermieter	landlord
Wir wohnen da sehr schön.	It's very nice where we live.
Wir wohnen sehr schön.	We have a very nice apartment.
Wo wohnen Sie?	Where do you live? / Where are you staying?
Wohnanlage	resident
Wohnbau	residential building / housing
Wohnblock	block of flats / apartment building
Wohneigentum	residential property
Wohneinheit	housing unit / apartment / flat
wohnen	to live / to stay
Wohnfläche	living space
Wohngebäude	residential building
Wohngebiet/-lage	residential area
Wohngegend	residential area
Wohngeld	housing allowance / housing subsidy
Wohngemeinschaft	flat share / shared apartment
wohnhaft	resident
Wohnkomfort	comfort of living
Wohnküche	eat-in kitchen
Wohnkultur	home decor
Wohnungsmangel	housing shortage
Wohnungsmakler	real estate agent
Wohnungsmarkt	housing market
Wohnungssuche	house hunting
Wohnzimmer	living room

City Districts of Munich

1. Altstadt-Lehel: The word "Altstadt" is the German word for "old city center." Lehel is a city district just North-East of the center of Munich. Both are highly desirable residential districts in Munich.

2. Ludwigvorstadt-Isarvorstadt: Ludwigvorstadt is located to the immediate west of the center, between the central station and the Oktoberfest site, Theresienwiese. There are a lot of Turkish kebab shops and Indian grocery stores in this area. It is generally not considered one of the most desirable areas. **Isarvorstadt** is located to the South West, immediately adjacent to the city center. Nightlife here is very active. It is also well known for being the gay area of the city.

3. Maxvorstadt: Maxvorstadt is a Munich city district to the immediate north west of the old city center and also the location of the LMU, together with Schwabing-West.

4. Schwabing-West: This is historically known as "the artists' quarter". Much of the nightlife is here, as is the university. Schwabing is generally considered a very desirable place to live, particularly amongst the younger crowd. The population density is high, yet away from the main roads such as "Leopoldstrasse." There are plenty of very quiet blocks and patches of greenery.

5. Au-Haidhausen: This is a very nice area of the city, hence apartments are harder to come by (or they are more expensive).

6. Sendling: Sendling is a former workers district southwest of the center next to the Isar River. Nowadays, there are still the worker tenements but people from all working classes live there. The only development left from the beginning of the century is the "Großmarkthalle", one of the biggest trading points for fruits and vegetables in Europe. There is not a lot of nightlife, but some nice places for drinks or dinner. It is close to the river and the so-called "Flaucher," the most popular place for barbeques along the Isar's banks. It is perfect for outdoor activities. The mountains can be reached quickly and easily from here as well.

7. Sendling-Westpark: Located next to Westpark, this part of Sendling is a residential area with mostly apartment buildings. Several main streets run through it, but a balance to this

burden is the sizable Westpark. Here one can enjoy the greens, the playgrounds and the special architecture. Westpark also offers many cultural events, for example open air cinema in summer.

8. Schwanthalerhöhe: A residential district located to the west of the city center. Tenements from around 1900 create the image of this area. It is close to the city center, which makes it a nice area to live. The Theresienwiese is also located here, where the famous Oktoberfest and many other events take place, such as the "Tollwood Festival" or the largest flea market in Munich.

9. Neuhausen-Nymphenburg: Neuhausen is a district in the west of the city. It has some of the highest quality housing in Munich and is one of the more desirable places to live. The nightlife is more sedate than Schwabing but no less interesting. Neuhausen is flanked to the West by the "Nymphenburger Schloss". It is divided in two by the "Nymphenburger Canal" which runs East-West from the palace towards the city center. During the winter the canal freezes over and is a popular place for ice skating and curling.

10. Moosach: Moosach, located in the northwest of the city, is a residential area, almost like a small town. Many families live here in detached houses, town houses, or tenements from around 1900. Nowadays, Moosach is becoming more and more industrial, with quite a few office buildings. One highlight of this area is the "Olympia-Einkaufs-Zentrum" (OEZ), one of the biggest malls in Munich. Another plus would be its proximity to the Olympia Park, with its many attractions and leisure activities.

11. Milbertshofen-Am Hart: This district to the north of the city surrounds Olympia Park. Even though it used to be a highly industrial area, Milbertshofen now offers new housing complexes and more and more green patches. The highlight of the area is definitely Olympia Park. Here one can find culture, sports, and broad meadows for relaxation and recreation.

12. Schwabing-Freimann: Freimann is a residential district on the northeastern edge of Munich. It extends from the top of Schwabing, along the side of the English Gardens and up to the very outer limits where the city meets the Bavarian wilderness. One of the attractions of Freimann is its proximity to the English Gardens. The property rentals are slightly cheaper here than closer to the center.

13. Bogenhausen: Alt-Bogenhausen is a desirable residential district just across from the Isar and the English Gardens with exclusive neighborhoods and predominantly larger apartments and very exclusive houses and villas. The nightlife, however, is a little slow.

14. Berg-am-Laim: This is a residential district a little outside of the city center. People do not usually go here unless they live in the neighborhood. There is not much happening in the sense of events or nightlife.

15. Trudering-Riem: Riem is a district on the far eastern edge of the city. Until about 1985, the Munich Airport was located here. Now the airport has moved to the north and the old airport site has become a trade fair center, "Messestadt." Trudering is a highly residential area with small streets, lots of detached houses with many families living there.

16. Ramersdorf-Perlach: Perlach is a district in the southeast of the city. It is not considered one of the more desirable districts to live, although it is quite nice.

17. Obergiesing: Southeast of the city center, Giesing is a district with a lot of tradition. It varies from detached houses and town houses, to old tenements from the 1900s, to tenements built after WWII, to new apartment buildings. The area has good infrastructure and is fairly close to the center and the Isar. Rents are quite cheap here compared to the rest of the city.

18. Untergiesing-Harlaching: Harlaching is a district located in the south of the city, on the way to "Grünwald". It has some of the highest quality housing in Munich and is the chosen home of many who can afford it.

19. Thalkirchen-Obersendling-Forstenried-Fürstenried-Solln: Thalkirchen is a district to the south of Munich. The Munich Zoo is located here. The banks of the Isar by the zoo are a popular spot for summer time barbecues. If you are looking for a place to live, **Thalkirchen** is a good district. It is very residential with a high standard of living. It is fairly close to the center of the city but also on the right side of town for quick access to the mountains in the south. The area is also noted for being home to Siemens which has several of its divisions in the area. **Solln** is a city district located in the south of Munich, opposite the river Isar from Harlaching. It has some of the highest quality housing in Munich and many of Munich's well-off choose to live here.

20. Hadern: Hadern is a mainly residential area west of Sendling. Hadern can be reached using the U6 subway-line. The LMU has a campus for biotechnology in **Großhadern**. One of the university clinics is also located in Hadern.

21. Pasing-Obermenzing: Almost all S-Bahn lines through Pasing from the main station before diverging in their different directions. According to the "Mietspiegel" some of the highest quality housing is located in Pasing.

22. Aubing-Lochhausen-Langwied: To the very west of the city, Aubing, Lochhausen and Langwied are mainly residential areas with tenements mostly from the 60s, but in its center, Aubing still appears somewhat like a village. As it is on the edge of the city, it is surrounded by green areas, with woods and agriculture. This closeness to rural areas, as well as its connection to the city, makes it a great place for families with kids.

23. Allach-Untermenzing: A residential district with many detached houses, Allach has many green patches and seems a little bit like a small town of its own. It is perfect for families as it is close to the city but as well to the countryside. Untermenzing and Obermenzing are desirable areas with high quality living.

24. Feldmoching-Hasenberg: Feldmoching still has a very rural character with a traditional center and lots of green. In the west, townhouses mark the area and in the east, in Hasenberg, there are mostly apartment buildings rented by worker families with little money.

25. Laim: With its own long tradition, Laim is a quite desirable area to live with everything from detached houses to mansions, including tenements. Lots of shops and businesses can be found here, next to a fair amount of parks. Laim is also very well connected to the city center by public transport.