NOA

04

MADRID GUIDE · 04

Finding a home

It's the most important (and most stressful) decision before you arrive. Take your time and get informed.



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How to read the labels: Official information from a public administration. Checked by NOA checked in several sources, not official. Students' experience advice from the community.

How much it costs (2026 figures)

- A **room in a shared flat** in Madrid costs on average between **€550 and €700 a month**, depending on the source and the neighbourhood Checked by NOA:
  - Idealista: about €550/month (second quarter of 2026).
  - HousingAnywhere: median of €600/month for a furnished room (2026-27 academic year).
  - OCU (consumer association): average of €689/month in listings for students (August 2026).
- **Student residences** are usually more expensive, but include services and make it easier to meet people.
- Well-connected neighbourhoods outside the centre can be much cheaper. Always weigh the price **together with the travel time** to your university.

Types of accommodation

- **University or private residence:** more services and community; less privacy and a higher price.
- **Shared flat:** the most common option. Ask how many people live there, who the owner is and which bills are included.
- **Host family / homestay:** language immersion and support in the first months.

What the law says (the basics)

- **Deposit (fianza):** by law, for a main residence it's **one month's** rent; for seasonal rentals it can be **two months** Official.
- **Agency fees:** for main-residence contracts they're paid by **the owner**, not the tenant (Housing Law 12/2023) Official.
- **Seasonal and room rentals:** the rules were under review in autumn 2026 (the decrees approved were not ratified and are not in force). If you're offered this type of contract, ask for what each payment covers in writing, and check with the OCU or your university if in doubt.
- **Always ask for a written contract** with the owner's name, length, price, deposit and included bills. You'll also need it to register your address.

How to avoid scams

Warning signs Students' experience:

- A price far below normal in a central area.
- The "owner" is abroad and can't show you the flat.
- You're asked to pay a deposit or reservation **before** seeing the flat or a live video call.

- They ask for payments that are hard to recover (money transfer services, crypto, gift cards).
- Pressure: "five other people are interested, pay today".

What to do:

- Ask for a **live video call** walking through the flat, and a document proving ownership or management.
- Pay by bank transfer to an account in the owner's or company's name, and **always get a receipt**.
- If possible, book **the first few weeks** in temporary accommodation and look for your long-term home once you're in Madrid, visiting in person.

If you're family

This is where you can help most: reviewing the listing and the contract together, checking for warning signs and not sending money without a contract or receipt. Asking for photos and a video call of the accommodation before paying is reasonable, not mistrust.

Checklist

- [ ] Maximum budget set (rent + bills + transport)
- [ ] Live video call of the flat
- [ ] Written contract checked
- [ ] Payment with proof
- [ ] Photos of the condition on moving in

Sources

- Law 12/2023 on the right to housing (BOE)
- Urban Leases Law (BOE)
- OCU (ocu.org)

This guide is for guidance only and is updated often. For legal procedures, always check the official source or your university. NOA does not replace legal or medical advice.
Last reviewed: 25/11/2026 · Is something missing from this guide? Tell us your question or your experience. **noamadrid.com**