ACCOMMODATION GUIDE FOR ERASMUS STUDENTS IN SPLIT

WELCOME TO YOUR NEW HOME!



ESN
Erasmus Student Network
Split



EDITORIAL

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INTRODUCTION

Dear Erasmus students,
welcome to Split!

Choosing to spend your Erasmus exchange in this vibrant Mediterranean city is an exciting adventure filled with new experiences, friendships, and opportunities. However, before you fully immerse yourself in student life, one of the first and most important steps is finding the right place to live.

This guide is designed to make your search easier by providing essential information about accommodation options, recommended neighborhoods, rental processes, and practical tips to ensure a smooth transition. Whether you're looking for a private apartment, a student dorm, or temporary housing, we've got you covered.

We hope this guide helps you find a comfortable and safe home so you can focus on making the most of your Erasmus journey.



STUDENT DORMITORIES

Split offers limited student dormitory accommodation, which is usually the most affordable option. Accommodation booking is made to **UNIST** through the Accommodation form until June 01 (for the winter semester/whole academic year) and November 01 (for the summer semester). All nominated students will receive the accommodation application form by e-mail after the nomination period.

Available student dorms

- Studentski dom Dr. Franjo Tuđman – The main student dorm in Split, located near the University campus. Offers double rooms with shared bathrooms and kitchens.
  Contact point: 💬recepcija.kampus@scst.hr

- Hostel Spinut – Also used for student accommodation, located in the Spinut area.
  Contact point: 💬recepcija.spinut@scst.hr

Contact point for Erasmus inquires within the University:
💬**erasmus@unist.hr**



TYPES OF ACCOMMODATION

PRIVATE ACCOMMODATION

Many Erasmus students in Split choose to rent private apartments or rooms. This option provides more independence and flexibility, allowing you to choose the location, amenities and lifestyle that suits your needs the best.

Renting an apartment

- Suitable for students who prefer privacy or want to share with friends.
- Apartments are typically furnished, but some may require additional furniture or appliances.
- Prices vary depending on the location, size, and time of year (summer months are more expensive due to tourism).

Renting a room in a shared apartment

- Ideal for students looking for a social and budget-friendly option.
- Common areas like the kitchen and bathroom are shared with roommates.
- Monthly rent is lower compared to renting an entire apartment.



HOSTELS

Many students book hostels for the first few days or weeks while searching for an apartment. These following hostels also offer monthly stays for student, but they should be booked months in advance.

Some **affordable hostels** in Split include:

Hostel Cool
📞+385 95 348 8770
+385 21 412 963

En Route Hostel
📞+385 98 931 4067
enroutereservations@gmail.com

Hostel Elli
📞+385 95 588 5247
contact.hostelelli@gmail.com



HOW TO FIND ACCOMMODATION?

The internet is your best friend when looking for accommodation in Split. We recommend Erasmus Play app and Facebook groups specifically aimed at helping students find housing. These platforms are easy to use and updated regularly with available listings.

Erasmus Play

Erasmus Play is an international student housing platform that helps you to find your accommodation from residences, apartments, shared flats, or student rooms.

link to the website
app for android
app for IOS



HOW TO FIND ACCOMMODATION?

WEBSITES

- Njuškalo: One of the most popular websites for renting apartments in Croatia. You can filter results by price, location, and type of accommodation.

- Index Oglasi: A widely used site for finding apartments, rooms, and even short-term rentals. It's great for budget-friendly options.

- Studentski Centar Split: The official university website lists available dormitory options and sometimes private student housing.

- Booking: While mainly for short-term stays, Booking.com sometimes lists long-term rental apartments in Split.



HOW TO FIND ACCOMMODATION?

FACEBOOK GROUPS

Even though Facebook is a great website to find accommodation, due to a lot of students and foreigners visiting every year - the risk of getting **scammed** has been greater than ever. You can check out our advice on how to avoid scams in the following pages of the booklet. For now, we are advising to search within the following groups:

TRAZIM STAN/IZNAJMLJUJEM STAN SPLIT

group link - Tražim/iznajmljujem stan Split

Split Home Rent: Find Rooms, Apartments and Accommodation

group link - Split Home Rent



HOW TO FIND ACCOMMODATION?

REAL ESTATE AGENCIES

If you are struggling with searching or you're looking for accommodation in the last minute - you can always contact real estate agencies for help. Real estate agencies are a guarantee your accommodation will be legally valid, secure you with a contract and make sure you see the accommodation beforehand.
Some of our recommendations for safe and secure agencies are:

Splitski Vali
💬info@splitskivali.hr

Eurovilla
💬eurovilla@eurovilla.hr

I-Real Estate 3D
💬info@i-realestate3d.com



NEIGHBOURHOODS

City center and Old Town

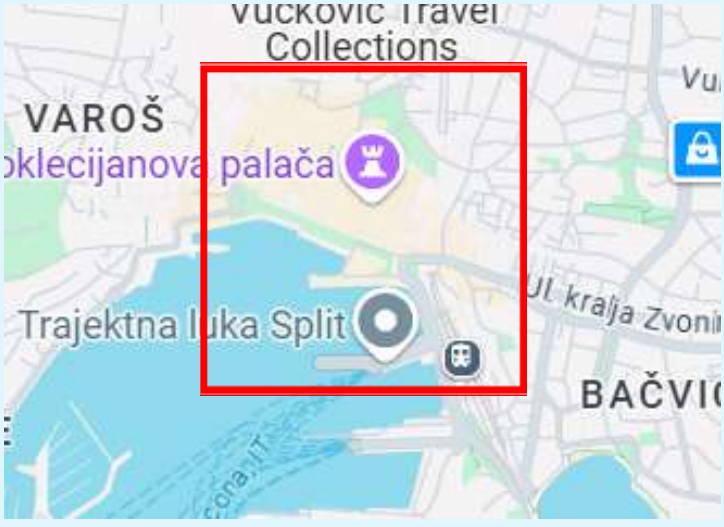
Living in the city center and Old Town means you'll be surrounded by Split's most famous historical sites and vibrant nightlife.

Advantages:

- Proximity to attractions: Diocletian's Palace, Riva (seafront promenade), museums, galleries, and restaurants.
- Transport links: Easy access to buses, ferries, and taxis.

Disadvantages:

- Higher rent: Accommodation in the city center is typically more expensive due to its prime location.
- Crowded: This area can be crowded, especially during tourist season.





NEIGHBOURHOODS

Bačvice, Firule, and Zenta

These neighborhoods are located near the coastline, offering a relaxed yet lively atmosphere.

Advantages:

- Beach access: Bačvice beach is the most popular beach in Split, known for its lively atmosphere and beach bars.
- Close to the city center: Just a short walk to the Old Town, so you can easily explore Split's historical sites and enjoy its vibrant nightlife.

Disadvantages:

- Higher rent: Being close to the beach and the city center, prices in these areas can be above average.
- Busy in summer: This area is also quite crowded during the summer.





NEIGHBOURHOODS

Split-3, Trstenik, Blatine, Sućidar, Gripe, Mertojak

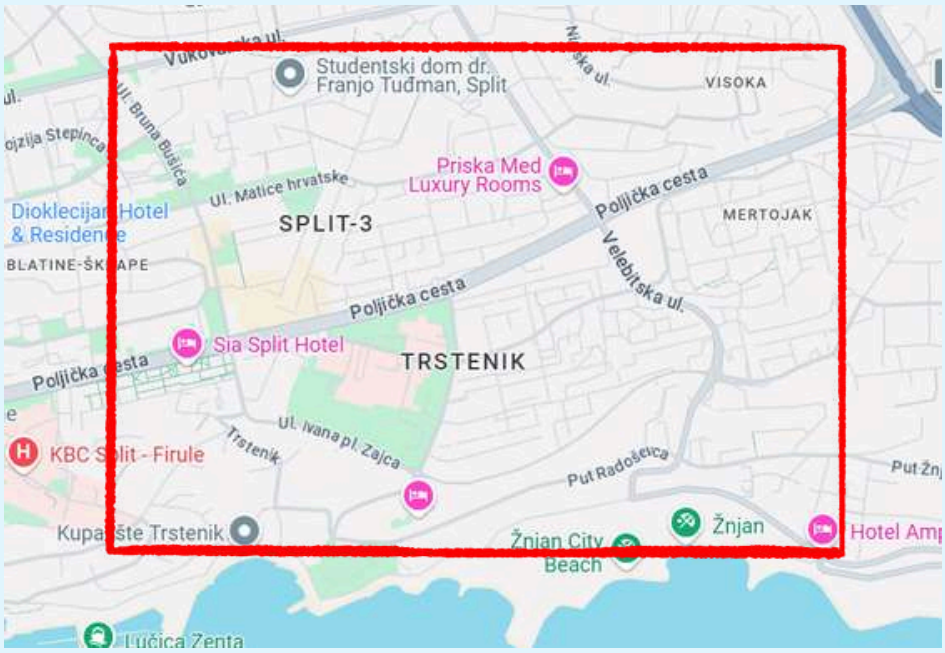
These neighborhoods are further inland but are becoming increasingly popular among students due to their affordable rent and local atmosphere.

Advantages:

- Affordable rent: These areas offer some of the most affordable housing options in Split.
- Quieter environment: If you prefer to live away from the hustle and bustle, these neighborhoods provide a peaceful setting.

Disadvantages:

- Public transport needed: Getting to the city center and the beach requires a short bus ride or drive.





NEIGHBOURHOODS

Mejaši, Žnjan, Brda

Located a little further from the city center, these neighbourhoods are popular with students looking for a more residential and quieter environment.

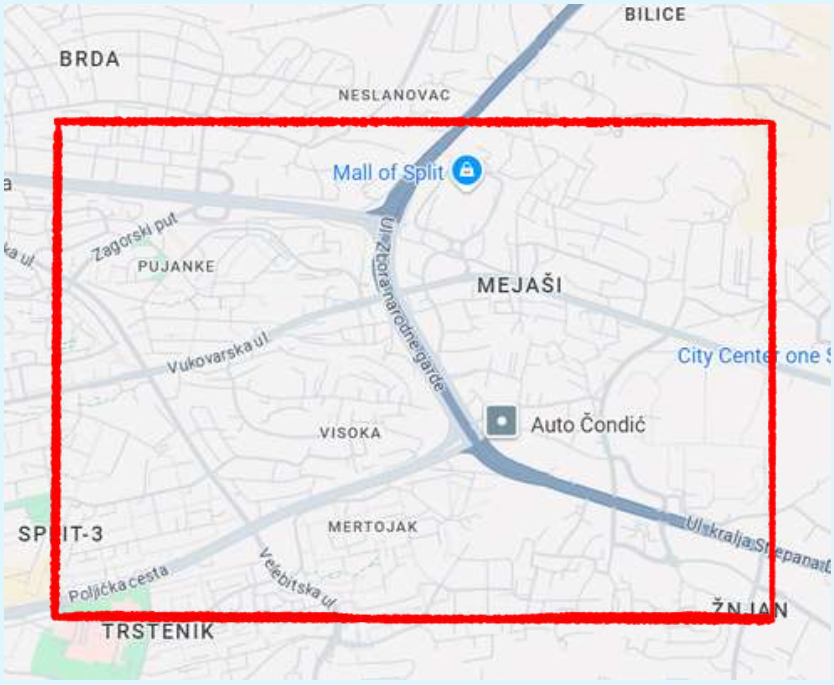
Advantages:

- Lower rent: Rent is generally more affordable compared to the city center and beach neighborhoods.
- Residential atmosphere: These areas are less touristy, offering a quieter, more local vibe.

Disadvantages:

- Distance from the center: It takes around 20-25 minutes by bus or car to reach the city center.

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NEIGHBOURHOODS

Spinut, Poljud, Bol, Lovret

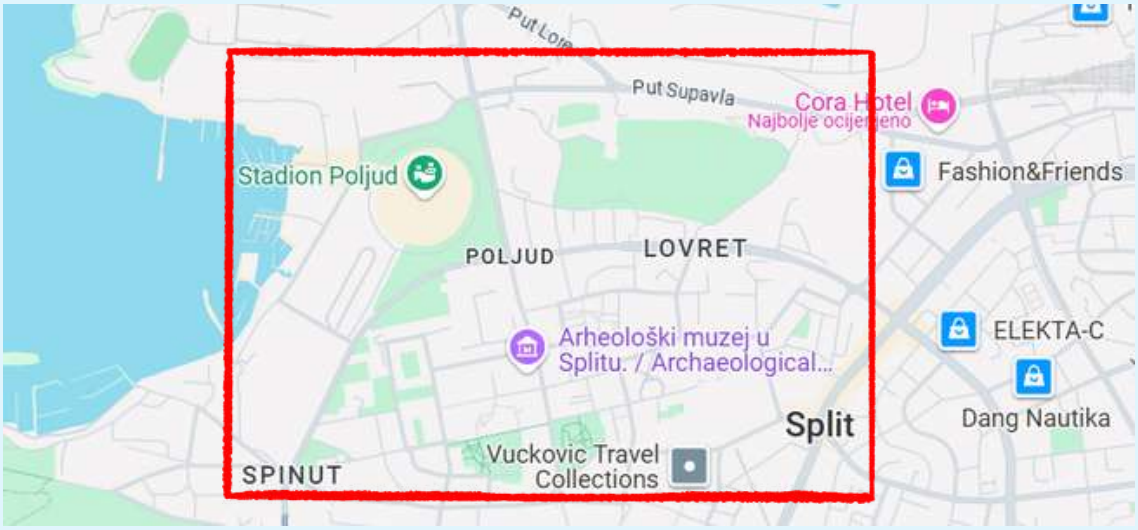
Spinut and Poljud are well-connected neighborhoods known for offering a combination of residential and student-friendly environments.

Advantages

- Quiet and green: Spinut and Poljud are quieter areas with plenty of green spaces and parks, with a lot of spots for sport lovers.
- Affordable rent: These areas offer more reasonable rental prices compared to the city center.

Disadvantages:

- Less vibrant nightlife: If you're looking for a lively nightlife scene, you may need to head to the city center or Bačvice.





COSTS AND LIVING EXPENSES

Rental prices in Split vary depending on the type of accommodation, location, and time of year. In general, the city can be more expensive during the tourist season (from May to September), and the prices drop a little during the off-season.

Private rooms in shared apartments:

- Price range: €400–€500 per month.
- Generally cheaper and ideal for students. The price depends on the location and the quality of the apartment. The only con of this option is that you might need to get an apartment with someone you don't know. If you're social, this is a great option to meet other Erasmus students!

Entire apartments:

- Price range: €600–€800+ per month.
- Renting a full apartment can be more expensive, with prices varying depending on the location. This option is great for students who are not so social and like their alone time.

Student dormitories:

- Price range: €150–€300 per month.
- The most affordable student housing option, but they are limited in availability and need to be secured upfront.



COSTS AND LIVING EXPENSES

Utilities and additional costs

In addition to your rent, you'll need to budget for utilities and other living expenses, which can add up depending on your usage.

Utilities (electricity, water, heating, internet):

- Price range: €100–€150 per month for a typical 1–2 bedroom apartment.
- Utilities are often not included in the rent unless specified by the landlord. Be sure to confirm whether utilities are covered before signing the lease.

Trash and recycling

- Price range: €10–€15 per month
- Covers regular collection and disposal of household waste, some buildings offer recycling bins

Building maintenance fee (“pričuva”)

- Price range: €20–€40 per month
- Monthly fee paid to the building’s housing association
- Covers costs for things like: cleaning of common areas, elevator maintenance, building repairs etc.
- Some landlords are requesting their tenants to pay for it and some do not. Check your detailed utilities overview before signing the contract!



RENTAL CONTRACT

A rental contract is a legal document that outlines the terms and conditions of your rental agreement with the landlord. It's **crucial** to read and understand the contract before signing it to avoid misunderstandings later.

Here's what the contract should include:

1. Names of the parties involved
2. Rental property details - address, description, property amenities
3. Rental period
4. Monthly rent amount - also with the mention of utilities and additional costs and if they are paid seperately or included in the rent
5. Security deposit - the amount and terms for the return of the deposit at the end
6. Rights and obligations of both parties - responsibilities, restriction, notice period for termination
7. Legal protections - ensure that the contract complies with Croatian rental laws, which protect tenants from unfair treatment, including unreasonable rent increases or eviction without proper notice.

Your landlord has the obligation to give you a rental contract if you are a foreign student because of your residence permit. To obtain the residence permit, you need the rental contract for your mobility period!



RENTAL CONTRACT

A security deposit is typically paid by the tenant at the beginning of the lease as a form of protection for the landlord in case of property damage or unpaid rent.

- Typically, the deposit is equal to one or two months of rent.

Return of the deposit

- The deposit should be returned at the end of the lease if there are no damages or outstanding bills.
- The landlord must return the deposit within a reasonable time (usually within 30 days), once the property has been inspected for damages, and utility bills have been settled.

Deductions from the deposit can be made in the case of:

- Damages to the property beyond normal wear and tear.
- Unpaid utility bills or other outstanding costs (e.g., cleaning fees) need to be covered.

Disputes over the deposit

- If there is a dispute regarding the return of the deposit, tenants have the right to request a detailed explanation from the landlord.
- In case of a disagreement, you can seek help from legal professionals or contact the Croatian Consumer Protection Agency for advice on how to proceed.



MOVING CHECKLIST

Moving to a new country can be exciting, but It can also feel overwhelming. Before moving into your accommodation in Split, make sure you check the following things to ensure a smooth start to your Erasmus experience.

BEFORE ARRIVAL

- Confirm the exact address and legitimity of your accommodation
- Save your landlord's phone number and agree on the arrival time
- Check what is included in the rent and what utilities do you have to pay for (Wi-Fi, electricity, water, air conditioning, etc.).
- Ask whether a security deposit is required and how much is it
- Plan your route from the airport, bus station, or ferry port to your accommodation
- Make sure you have a copy of your rental contract and make sure both you and the landlord signed it

UPON ARRIVAL

- Take photos of the room or apartment before moving in.
- Check that the Wi-Fi, lights , air conditioning and appliances are working properly
- Make sure you receive all necessary keys
- Ask about house rules and quiet hours
- Locate the nearest supermarket, pharmacy and bus stop
- Save the address of your accommodation on your phone



MOVING CHECKLIST

DURING YOUR STAY

- Keep a copy of your rental agreement and important documents
- Inform your landlord if something needs repairing
- Respect house rules and your neighbours
- Keep the accommodation clean and treat it as your own
- Make sure you know how to contact emergency services if needed
- Pay your rent and obligations on time agreed with the landlord

BEFORE MOVING OUT

- Clean your room or apartment
- Return all keys
- Make sure all bills and utility cost are settled within a timely manner
- Discuss the return of your security deposit with the landlord
- Take photos of the accommodation before leaving



TIPS FOR A SAFE STAY

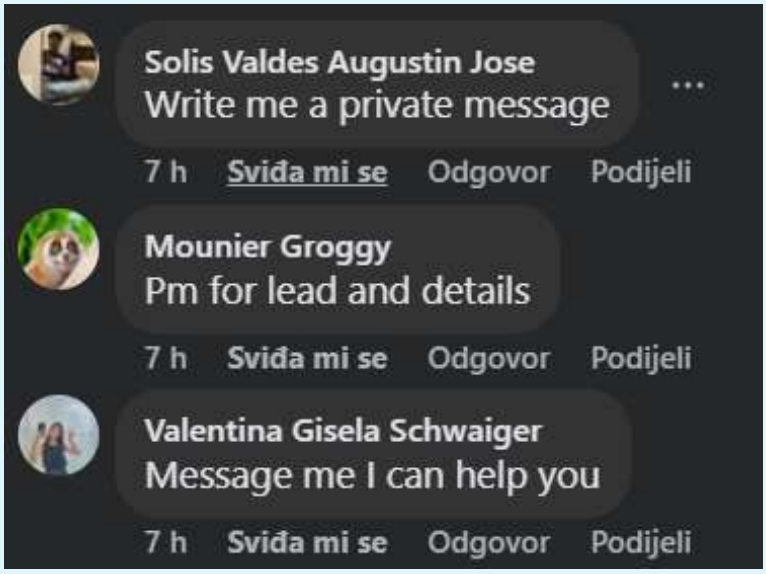
Scams are a new and a big rising problem between the Erasmus community. Scammers usually use the fact that the student cannot see the accommodation in person and try to scam their way through to the payment. After dealing with a lot of scammers, these are our tips on staying safe while booking an accommodation by yourself:

1. Always ask for more photos and videos of the apartment.
2. Request a **videocall** with the landlord - so you can see the apartment and the landlord and get to know them better while making sure your accommodation is legitimate.
3. Never send money without actually seeing the apartment and getting a rental contract - you need to **finalize** the contract before sending anything.
4. Be wary of requests to pay in **untraceable methods** like Western Union or any type of cash transfers.
5. Croatian landlords use WhatsApp for communicating in 99% of the cases - if you are getting only the e-mail contact, it is probably a scammer.



HOW DO SCAMS LOOK LIKE?

If you are an Erasmus student, it is quite hard to tell which accommodation offer is fake. The scams usually happen in **Facebook groups**, so look out for posts and messages that look like this:



They are harder to spot, but they are usually foreign names that use these kind of comments. To make sure your accommodation is legitimate, you can **contact us at support@esnsplit.hr** and we will gladly check your accommodation and if it is legitimate or not. After dealing with a number of scammers, we surely spot them really fast ;)



SUPPORT TEAM

Support Team is a part of the Erasmus Student Network Split and we help students with their mobility in Split. Prior to their arrival, we help students navigate **accommodation, rental contracts** and transportation. After their arrival, we are always gladly helping with documentation (**residence permit, OIB number, transport tickets**) and we are helping students settle in their new home.

Even though we do help with plenty of problems, the Support Team **does not have** any connections to the dormitory and their availability nor your university's obligations (classes, grades, etc). For any university obligations, please contact your Erasmus coordinator, and for dormitory contacts - check the Student Dormitories page in our booklet.

STUDENTS HELPING STUDENTS





SUPPORT TEAM

For any additional inquires and questions, please contact us via

support@esnsplit.hr

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