Guidelines for searching apartments in Budapest—A short description of the most popular districts

**District V**
As CEU is located in District V—which is at the same time the center of downtown Budapest and hosts some of its most popular sights (Parliament, Bazilika etc.)—it is the first choice of many CEU students when looking for an apartment. However, there are a couple of things to keep in mind:

- Central means expensive: apartments in District V are often overpriced, and landlords like to take advantage of CEU students who prefer to be as close to the university as possible. The average price in 2016 has been 3,200 HUF/sqm. While rents have increased at a fast pace during the past two years, you should not accept prices that are much higher than the before mentioned amount.
- There are lots of restaurants, cafes, and other entertainment facilities in the area, but these are mostly high-end and tourist-oriented. Hanging out in this neighborhood might cost you a lot more than if you moved a bit further from the heart of the city.
- Public transport in Budapest has a pretty dense network and flexible timetables, including night service. You can easily get to CEU in 15 minutes from most of the inner districts, including ones where life is much cheaper.

**District VI**
District VI is also located in the center, but it is less crowded. It has some of the nicest monumental buildings from the end of the 19th century, which gives a special charm to the district. While Andrassy Avenue is a major shopping street favored by tourists, most of the streets of this area are rather calm. It is not the most youthful district of Budapest, but it is very close to District VII where most of nightlife takes place. Things to keep in mind:

- Although it is central and the prices are lower than in District V, the prices are still above the average (around 2,900 HUF/sqm).
- Don’t expect many opportunities for going out.
- The immediate surroundings of Oktogon and Nyugati railway station, as well as the boulevard that connects them (Teréz körút) are some of the busiest and noisiest areas of the city. Apartments facing the boulevard are not recommended for good sleep.

**District VII**
District VII is divided into two parts and has a very different character to it. The outer part of the district (Külső-Erzsébetváros) is a quiet residential area with old buildings. However, the inner part (Belső-Erzsébetváros) is the most popular going-out area of the city which can get extremely crowded during the high seasons.
Things to keep in mind:

- If you like to live in a lively neighborhood full of independent shops, cafes, bars, and clubs, go for the inner part of District VII (Király Street, Kazinczy Street and all the surrounding streets). However, if you are concerned about noise levels, this might not be an ideal choice for you.
- The outer part of District VII is very uneven. Streets close to the city park (Damjanich Street, Dembinszky Street) have a nice atmosphere, but as you are approaching Keleti railway station, streets get a bit messier. The area surrounding Keleti railway station might not feel safe enough for some people.
- Rents oscillate between 2,100 and 3,000 HUF/sqm depending on how close you want to live to the most popular parts (such as Király Street).

District VIII

For long it had been considered a dangerous area, it is now one of the upcoming districts of Budapest with a vibrant alternative cultural scene. Especially the neighborhood called Palotanegyed (between Astoria and Kálvin square) is popular among students because of its nice, late-19th century atmosphere and for its exceptional price/quality ratio.

Things to keep in mind:

- The area is close to CEU and has a wide array of public transport connections.
- Rents should be lower than in the districts mentioned above. The cheapest (around 1,800 HUF/sqm) areas are on the external side of the boulevard (József körút), Palotanegyed is a midrange option (2,300 HUF/sqm), while there is a small, gentrified area with new residential buildings (Corvin negyed) that is closer to the city’s average (2,700 HUF/sqm).
- The surroundings of Népszínház Street are increasingly popular among students; still, some might perceive it as an unsafe neighborhood.

District IX

District IX is a bit further from the center, but it has great public transport connections to CEU thanks to tram no. 2 that runs along the Danube. The neighborhood surrounding Kálvin Square is a very lively area with many bars and restaurants, especially on Ráday Street. The area surrounding the National Theater has lots of new residential buildings right next to the Danube (Milleniumi-negyed), although these might be more expensive than the rest of the district.

Things to keep in mind:

- There are huge discrepancies within the district due to its large size. The outer parts have a suburban character; areas close to the boulevard (Ferenc körút) are much livelier and are usually preferred by students.
- While Ráday Street might be overpriced, you should also consider nearby streets such as Lónyay Street, Tompa Street and Mester Street that also have a great atmosphere and a youthful character.
• Prices oscillate between 2,100 and 3,100 HUF/sqm depending on the specific area.

**District XIII**

It is one of the largest districts of Budapest with huge variation in apartment conditions and prices. However, there is a particular area within the district, Újlipótváros, which is very close to CEU and has a really good vibe with lots of colorful Bauhaus-style buildings, artisan shops and cafés and a nice park (Szent István park). As the area is becoming very popular, prices are increasing, but are still lower than in District V. Újlipótváros is also connected to CEU by tram no. 2, but most parts are also within a walking distance from the university. The outer parts of the district are very diverse, you can find luxurious apartments as well as socialist era blocks of flats.

Things to keep in mind:

• The neighborhood has a great variety of old flats, some of which might not have been renovated recently. Always check photos beforehand.
• Apartments looking at the boulevard are just as noisy as in District VI, the inner parts of the area are more silent.
• The average price is around 2,600 HUF/sqm.

**District I**

One of the nicest districts in Buda, yet, it is relatively affordable. In particular, the area called Víziváros might appeal to CEU students, as it is located right across the river with a view on the Parliament building. The area also has several parks (Tabán, Vérmező) and is in general calmer than the Pest side of the city. Krisztinaváros might also be considered, although it is a little further up the hill.

Things to keep in mind:

• District I also comprises the Castle district, which is a small, but extremely expensive part of the area.
• Daily expenses such as food might be slightly more expensive than in most districts of Pest.
• There is a huge variation in prices, from 2,500 HUF/sqm in Víziváros to 3,900 HUF in the Castle district.

**District II**

Some of the most luxurious homes are found here; however, the areas closer to the Danube and not so far up the hills might be more affordable. Particularly the area surrounding Széll Kálmán Square might be a good option for CEU students, as it has direct underground connection to Kossuth Square which is very close to the university.

Things to keep in mind:

• Széll Kálmán Square is one of the busiest hubs of the city. If you are annoyed by crowded areas, avoid flats located close to the square.
• Variation in prices might be extremely high. The district average is around 3,600 HUF/sqm; however, the areas suggested above (Országút) are much more affordable (approx. 2,600 HUF/sqm).