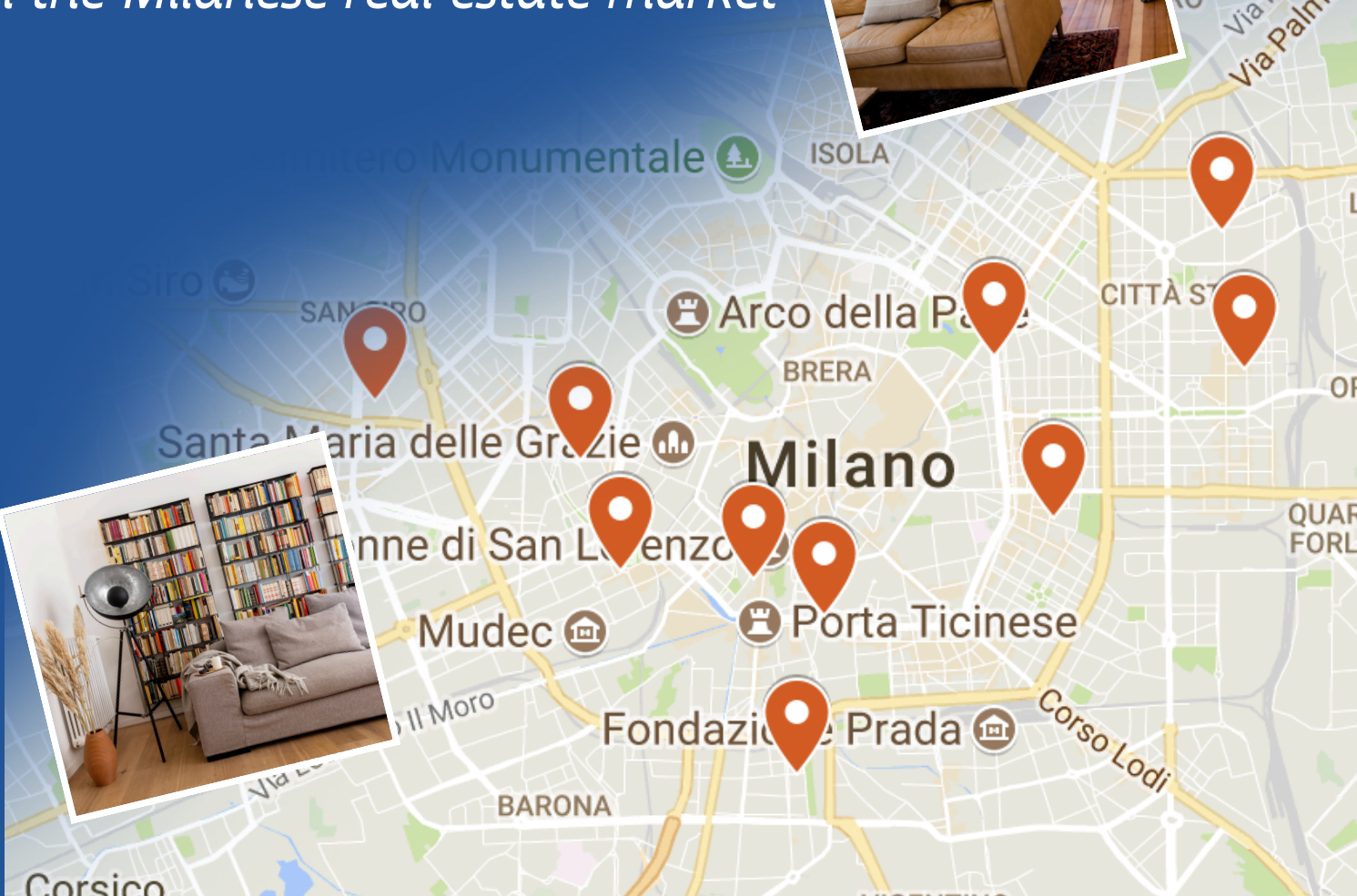


GUIDE



FINDING A HOUSE IN MILAN: HOW & WHERE

Some advice for finding your way in the Milanese real estate market





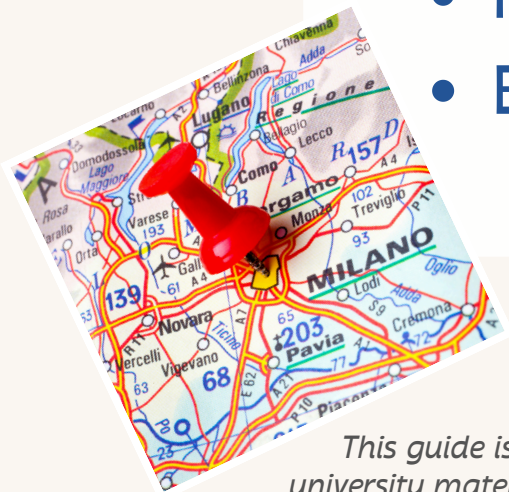
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This guide is written by students with no intention of replacing university materials. It constitutes a useful tool for learning about the University but is not an official source and does not guarantee information as complete as the material recommended by the University itself.

OVERVIEW

CONTRACTS



There are mainly two solutions proposed and they differ in terms of responsibility for the fee and price:

- Rent of a room;
- Rent of an entire apartment.

Contracts can generally last:

- **Annual (with or without renewal option for another year);**
- **4+4 (four years, with the possibility of renewal for another four);**
- **3+2 (three years, with the possibility of renewal for another 2).**

Furthermore, the contracts can be placed under the flat rate tax regime, which is usually advantageous for the owner and which provides that the rent remains unchanged upon renewal.



HOW TO FIND A HOUSE

There are several possibilities for finding accommodation:

- **Are you searching alone?** there are numerous websites and Facebook groups on which you can find rooms and apartments for rent, as well as real estate agencies;
- **Are you looking in a group?** it is advisable to consult advertisement websites or agencies, which will handle the search taking into account the guidelines provided;
- **Do you want to rely on an agency?** mediation costs must be considered, which usually amount to between 12% and 20% of the annual fee. In Viale Bligny and in the university area there are several;
- **Are you searching on Facebook groups?** Quickly contact whoever posted the advert privately to confirm, checking that it is not a scam. Telephone contact is advisable;
- **Have you reached an agreement with the owners?** A written agreement is safer. For example the contract to block a house.

PRICES

CITY AND AREA

Milan is among the most expensive cities in Italy in terms of **rental prices**, which are around:

- €400-600 for a shared room;
- €650-800 for a single room in a shared apartment;
- €850-1200 for a studio apartment.

The **area adjacent** to Bocconi (Bocconi area, Ticinese, Porta Romana, Navigli) and the central areas have higher prices than average.

To stay in a **lower price range**, it is recommended to move towards areas such as Città Studi, Brenta, Corvetto and Navigli Ovest, which are well connected and easily reachable by public transport in around 30 minutes.



EXPENSES

Renting an apartment involves two types of expenses:

- **Condominium expenses:** include the costs of the concierge, the lift, the cleaning of the common areas and, generally, but also the heating and hot water. You have to be careful because nice ads are not always specified;
- **Management costs:** electricity, domestic gas, waste and internet (if present). If the heating is autonomous (and not centralized), it can have a significant impact on costs. These expenses may also be included in the rent.

N.B. If heating costs are subject to adjustment, if at the end of the year consumption is higher than estimated, you will have to pay the difference.

Public transport season tickets for young people up to 27 years old:

- Annual: €200
- Monthly: €22

For further details, consult the ATM website

PRECAUTIONS

RED FLAGS

Visit the apartment

If possible, try to visit the apartment before concluding any agreement or contract, this avoids being faced with unpleasant surprises. Pay particular attention to ads on social media that are not mediated by an agency.

Certain defects are easily missed from the photographs, so it is always advisable to check in person.



Do not pay before the contract is concluded

Unfortunately, it happens that scammers and dishonest agencies try to make you pay before the conclusion of the contract.

Check that there are no hidden costs and additional expenses in the contract.

Always ask for photos and official documentation

If it is not possible to visit the apartment, ask for numerous photos and videos from various angles. It is essential to carefully examine the contract before signing, to avoid scams and unfavorable agreements.

Registration of the contract



Make sure that the agency or homeowner proceeds with the registration of the joint contract and that the process is not delayed.

It is important to make your intentions clear right away to avoid agreements being made with other people in the meantime.

ADVICE

WHEN TO SEARCH?

The offer is greatest in June and July, which are therefore the best months to find accommodation. It is advisable to conclude the search and agreements within the first week of **August**, since after that it is difficult to find open agencies and available owners in Milan. The ideal would be to spend a few days (both on the weekend and during the working week) in Milan to look for the accommodation that best suits your needs, making several appointments in advance.



THE CONTRACT

It is important to ensure that the contract is **well drafted**, with all the expenses to be incurred specified within it.

Furthermore, under certain conditions, it is possible for students to request a **tax deduction** for rent equal to

19% of the rent (max €2633 rent per year).

NB: once the contract has been signed, 3-6 months' notice is often required to withdraw.

AGENCY PAYMENT



If you turn to an agency, you **must be careful** not to pay just to receive information. Payment for mediation is only due if the contract is concluded

WEB SITES

APARTMENTS

- www.immobiliare.it;
- www.casa.it;
- www.homepal.it;
- www.idealista.it;
- miaffitti.it;
- www.tecnocasa.it;
- housinganywhere.com;
- [Peer2Peer Bocconi Whatsapp](#)

If the advert is published by an agency, there will be mediation costs.

ROOMS

- miaffitti.it;
- www.casa.it;
- www.roomgo.it;
- www.dovevivo.it;
- www.idealista.it;
- www.bakeca.it;
- www.spotahome.com.

It is advisable to consult the sites frequently. Through the newsletter you can receive updates on announcements.

FACEBOOK

Rooms and roommates:

- [SOS roommate](#).

Houses and rooms in Milan:

- [Bocconi student houses - P2P](#);
- [Rentals Milan](#);
- [Houses for rent in Milan](#);
- [Rentals Milan - Bocconi & Cattolica area](#);
- [Rentals in the Bocconi area of Milan](#)

- These are kids who leave their room, private individuals and agencies;
- Don't waste time, rooms are often rented within a day or a few days;
- Be wary of anyone who tells you that before you can visit the apartment you need to pay the security deposit;

AGENCIES

- Galliver Real Estate Services;
- Bocconi Flat;
- Lineacasa Bocconi;
- Crystal Milan;
- Bocconi Rent.

Real estate agencies are formally **mediation companies**, that is, independent and impartial, whose task is to act as an intermediary between the potential buyer and the homeowner.

NB: The prices of the accommodations shown by real estate agents very often DO NOT include mediation costs, equal to approximately 10-15% of the annual rent.



AGREEMENTS WITH OWNERS

To avoid unpleasant situations arising with the owner, it is preferable to put the **agreement in writing and have it reviewed by a lawyer**, so that the owner cannot get rid of you too easily, perhaps to accept more convenient proposals.

On the other hand, you too will have to respect the agreements made and you will not be able to choose not to renew the contract a few days before its end.

The advice to follow is therefore: after having visited the apartment and being sure that you want to move there, reach a **general agreement on the rent** (even if the room for negotiation is very minimal), write down what you have agreed, and sign the preliminary agreement. Thanks to this preliminary contract, the owner will be obliged to conclude the definitive contract with you based on what was decided in the preliminary contract.

SUBLETS

HOW DOES IT WORK?

Students hosted by the Bocconi Residences, who leave for the exchange or internship certified by the International Relations Service or Career Service (also certified Free-movers and self-procured internships approved by the Career Service), can **temporarily sublet their accommodation** to provide hospitality to foreign exchange students, and regain possession at the end of the exchange or internship program.

Furthermore, you can indicate the name of a Bocconi student, regularly enrolled, interested in temporarily occupying the accommodation for the duration of the international program or internship.

COSTS

If the room is **full rate**, the incoming student pays the full rate for the accommodation, if the room is at a **reduced rate**, the incoming student pays the rate relating to the ISU band assigned to him for that academic year.
If no ISU bracket has been assigned to him, he will pay the full fare.

TIMINGS

The transfer request can only be submitted in the following periods:

- **From 5/6/2024 to 9/6/2024** as regards students who will carry out the international experience in the first or second semester;
- Further dates regarding the candidates who will start in the second semester will be published soon.

CONNECTIONS

LINES

Bocconi University can be reached with the following lines:

- **Tram 9: Porta Genova, Via Bocconi, Porta Romana, Piazza V Giornate, Porta Venezia, Centrale;**
- **Tram 24: Via Ripamonti - Viale Bligny, Crocetta, Duomo;**
- **Tram 15: Rozzano, Viale Tibaldi, Porta Lodovica, Missori, Duomo;**
- **Bus 71: Porta Lodovica, Romolo, Famagosta;**
- **Bus 79: Porta Lodovica, Gratosoglio;**
- **Yellow Metro MM3: San Donato, Rogoredo, Lodi, Porta Romana (tram 9), Crocetta, Missori, Duomo (tram 15), Montenapoleone, Repubblica, Centrale (tram 9), Comasina;**
- **Green Metro MM2: Abbiategrasso / Assago Forum, Porta Genova (tram 9), Romolo, Sant'Ambrogio (Cattolica), Cadorna, Lanza (Brera), Garibaldi, Centrale, Loreto, Lambrate;**

Useful applications for getting around Milan are Moovit and Citymapper.

UNIVERSITY AREAS

If you are looking for accommodation with people who do not attend Bocconi, there are **areas convenient to multiple universities**. For example:

- Bocconi - IED - Polytechnic (Leonardo): Piazza V Giornate, Viale Montenero, Via Premuna and adjacent;
- Bocconi - Cattolica - IULM: Navigli, Via Ascanio Sforza, Romolo metro area (MM2), Viale Tibaldi, Viale Cassala, Via Savona, Porta Genova;
- Bocconi - State road: Porta Romana, Crocetta, Missori, Corso Italia and central area.

MOUTHFULS - PORTA LODOVICA

DESCRIPTION

It is the area adjacent to the university, not far from the center (15 min walk). The area is well connected and is full of hotels, bars, restaurants, pizzerias and places for aperitifs (please refer to the guides on the Blab website).

It is an excellent area to live in but prices are higher than average due to its extremely favorable location.

The **average price** is:

- €750 for a single room;
- €550 for a shared room.



- **Tram 9 (Centrale FS - Porta Genova): Viale Bligny, Via Bocconi, Porta Lodovica stop;**
- **Tram 15 (Duomo - Rozzano): Porta Lodovica stop;**
- **Bus 79 (Gratosoglio - Porta Lodovica): Porta Lodovica stop;**
- **Bus 71 (Romolo M2 - Porta Lodovica): Porta Lodovica stop.**

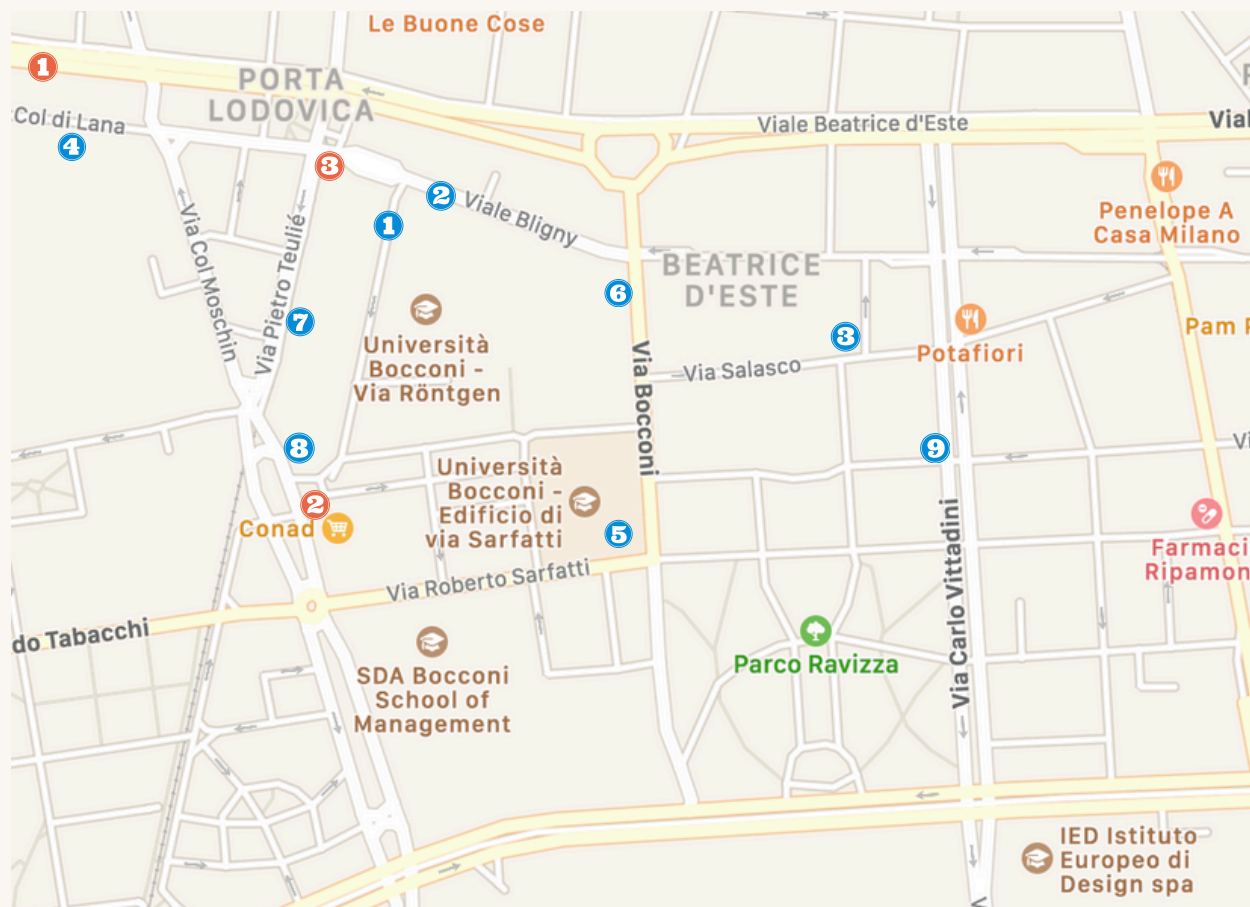
MOUTHFULS - PORTA LODOVICA

SUPERMARKETS:

- 1 Carrefour in Viale Col di Lana;
- 2 Conad in Via Castelbarco;
- 3 NaturaSi in Porta Lodovica.

SOME WAYS TO LOOK FOR A HOUSE:

- 1 Via Roentgen;
- 2 Bligny Avenue;
- 3 Via Salasco;
- 4 Viale Col di Lana;
- 5 Via Sarfatti;
- 6 Via Bocconi;
- 7 Via Teuliè;
- 8 Via Castelbarco;
- 9 Via Vittadini.



PORTA ROMANA

DESCRIPTION



The area is close to the University (less than 15 minutes on foot) and the center (20 minutes). It is an excellent compromise between proximity to the University and the centre, easily reachable by tram 24 or the yellow M3 metro. This area is full of clubs and restaurants, but also hotels.

The **average price** is:

- €650 for a single room;
- €450 for a shared room.



- **Tram 9 (Centrale FS - Porta Genova):** Porta Romana M3 stop;
- **Tram 24 (Vicentino - Piazza Fontana):** stop Via Ripamonti - Viale Sabotino, Via Ripamonti - Viale Bligny;
- **Yellow Metro MM3 (Comasina - San Donato):** Porta Romana stop.

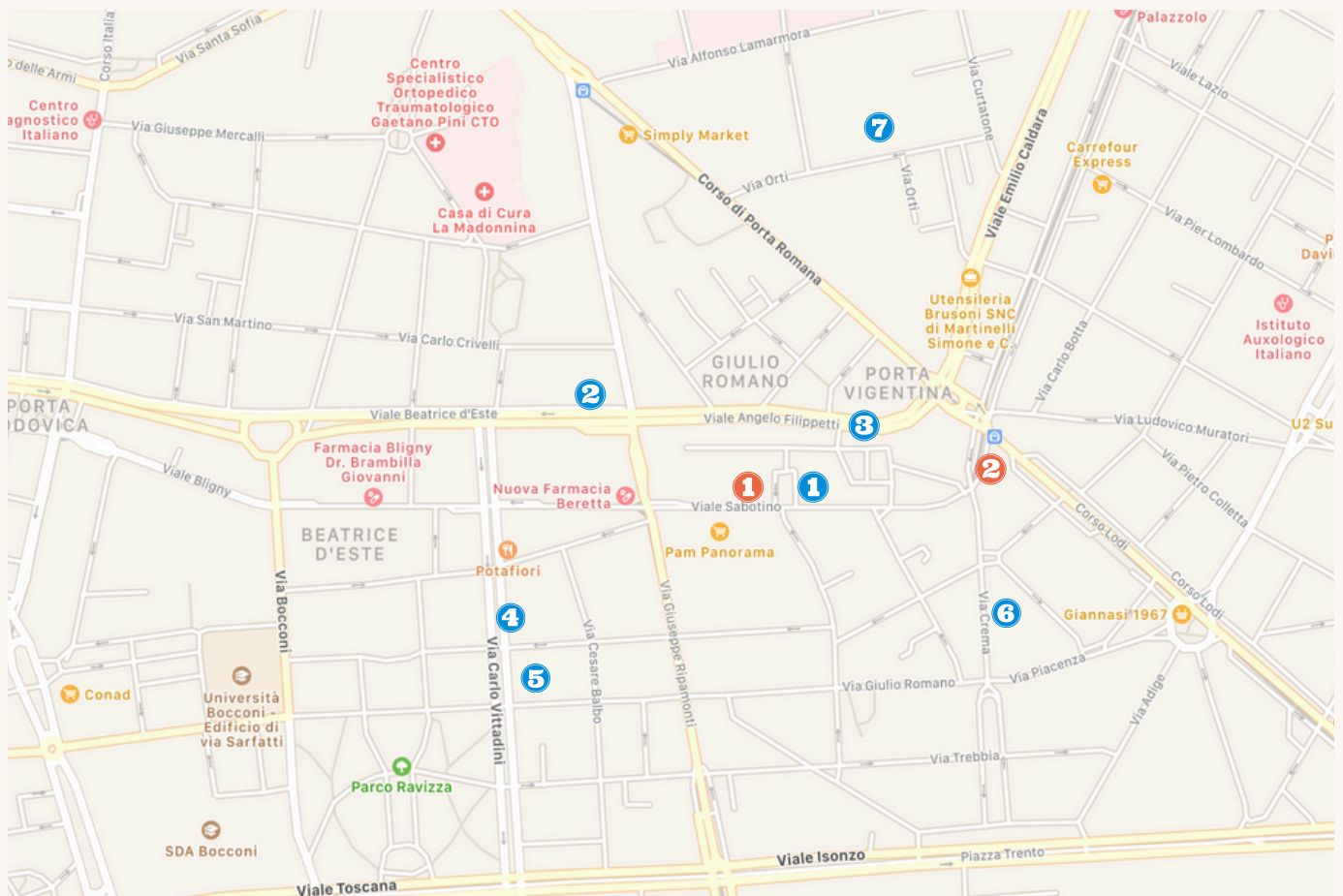
PORTA ROMANA

SUPERMARKETS:

- 1 Pam in Viale Sabotino;
- 2 Crai in Viale Sabotino.

SOME WAYS TO LOOK FOR A HOUSE:

- 1 Viale Sabotino;
- 2 Viale Beatrice d'Este;
- 3 Via Angelo Filippetti;
- 4 Via Vignola;
- 5 Via Bellezza;
- 6 Via Crema;
- 7 Via Orti.



CENTRO

MISSORI - CROCETTA

DESCRIPTION

Close to the University (15 minutes on foot) and the center (10 minutes), the central area is located right between Piazza Duomo and Bocconi, so it is convenient if you are looking for a house with some friends from the Statale or Cattolica. Prices are higher but decrease further away from the centre. You can find houses with 2 or 3 rooms, possibly larger (and expensive) in the Via Santa Sofia area. There are numerous clubs, restaurants, aperitif bars and discos.

The **average price** is:

- €800 for a single room;
- €600 for a shared room.



- Tram 2 (Bausan - Piazzale Negrelli): Via Torino - Via Palla stop;
- Tram 12 (Rosario - Viale Molise): Missori M3 stop;
- Tram 15 (Rozzano - Duomo): Corso Italia stop (Missori M3);
- Tram 16 (Via Monte Velino - San Siro): Missori M3 stop;
- Yellow Metro M3 (Comasina - San Donato): Missori stop (University).

CENTRO

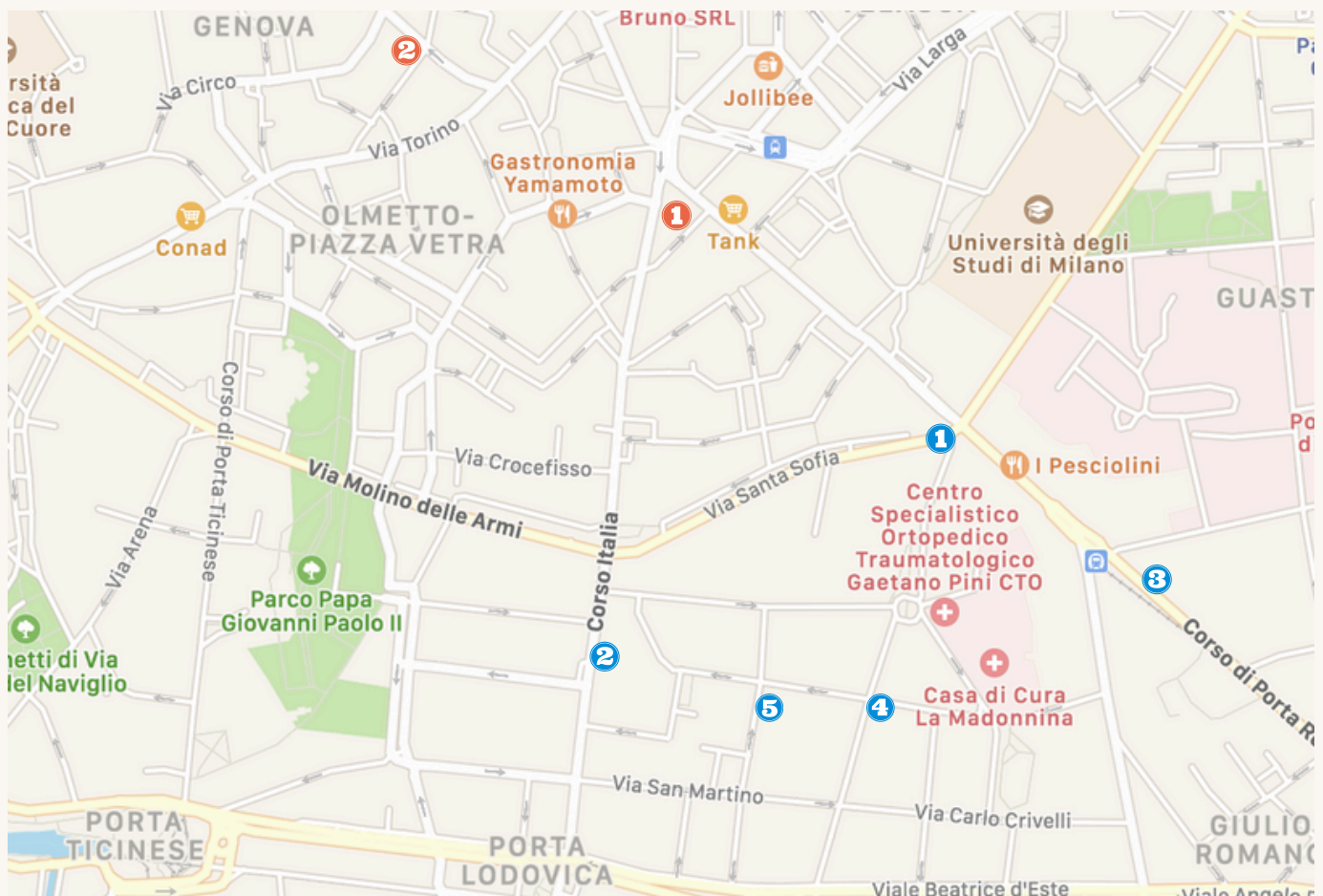
MISSORI - CROCETTA

SUPERMARKETS:

- 1 Carrefour Express in Via Maddalena 9;
- 2 Pam Local in Piazza Santa Maria Beltrade.

SOME WAYS TO LOOK FOR A HOUSE:

- 1 Via Santa Sofia;
- 2 Corso Italia;
- 3 Corso Porta Romana;
- 4 Via Bianca di Savoia;
- 5 Via Francesco d'Assisi;



NAVIGLI - PORTA GENOVA

DESCRIPTION

Just 10-15 minutes walk from Bocconi and on the direct Tram 9 line (which starts from Porta Genova, passes through Piazza 24 Maggio and Bocconi) it represents one of the main centers of Milanese nightlife.

Excellent area for the Bocconi nightlife with all its venues for both aperitifs and after-dinner drinks. In fact, here you will find some of the most famous bars among students such as the famous "La Fontanella" pub, the PS bar (a famous meeting place in the first weeks of university) and also restaurants and aperitif venues such as Sbaglià. Finally, not far from the Navigli you will find the "Rocket" nightclub famous for its techno evenings.

The **average price** in the area is between:

- €650-700 for a single room;
- €450-500 for a shared room.



- Tram 2 (Bausan - Piazzale Negrelli): Porta Genova stop;
- Tram 9 (Centrale FS - Porta Genova): Porta Genova stop;
- Tram 3 (Gratosoglio - Duomo): Piazza XXIV Maggio stop;
- Green Metro MM2 (Abbiategrasso - Cascina Gobba): Porta Genova stop

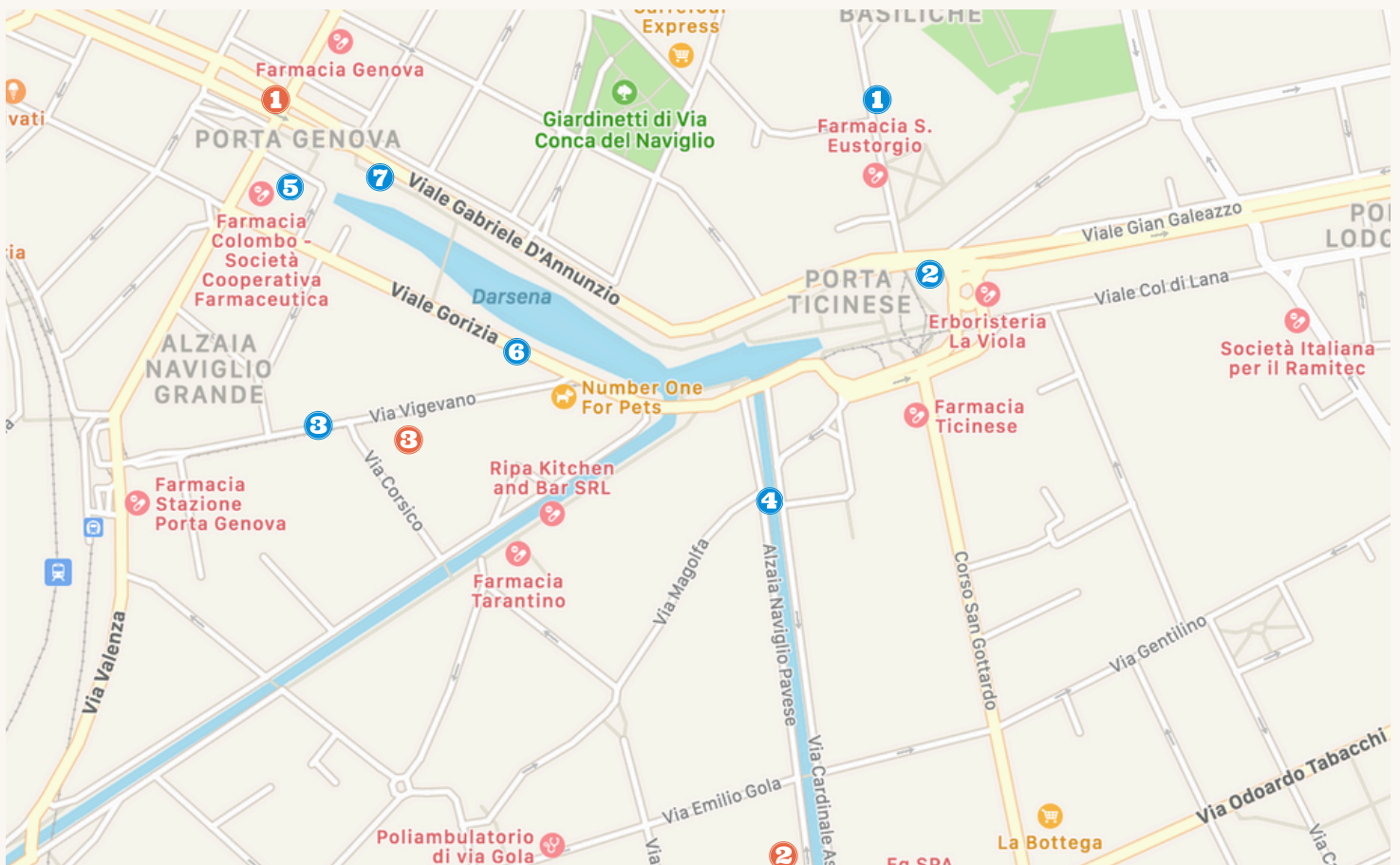
NAVIGLI - PORTA GENOVA

SUPERMARKETS:

- 1 **Carrefour Express** in Riva di Porta Ticinese;
- 2 Carrefour Express in Via Carlo Darwin 2;
- 3 Carrefour Express in Via Vigevano.

SOME STREETS WHERE YOU CAN LOOK FOR A HOUSE:

- 1 **Corso di Porta Ticinese;**
- 2 Piazza 24 Maggio;
- 3 Via Vigevano;
- 4 Naviglio Pavese towpath;
- 5 Piazzale Cantore;
- 6 Viale Gorizia;
- 7 Viale Gabriele D'Annunzio.



MORIVIONE - VIA RIPAMONTI

DESCRIPTION



At an average distance from the University, about 15 minutes on foot, it is a very quiet area, mainly residential and offices.

The area is very well connected both with the university and with the center and the rest of Milan. Around you will find numerous green areas and parks where you can go for walks or relax during the day. Although it remains a quiet area, nearby you can find some night clubs such as the Magazzini Generali, famous above all for concerts, and the Porter House brewery pub.

Furthermore, this is where two Bocconi residences are located: Dubini and Spadolini. The **average price** in the area is between:

- €550-600 for a single room;
- €450 for a shared room.



- **Bus 79 (Gratosoglio - Porta Lodovica): Via Bazzi - Via Fontanili stop;**
- **Tram 24 (Vicentino - Piazza Fontana): Via Ripamonti - Via Bellezza stop.**

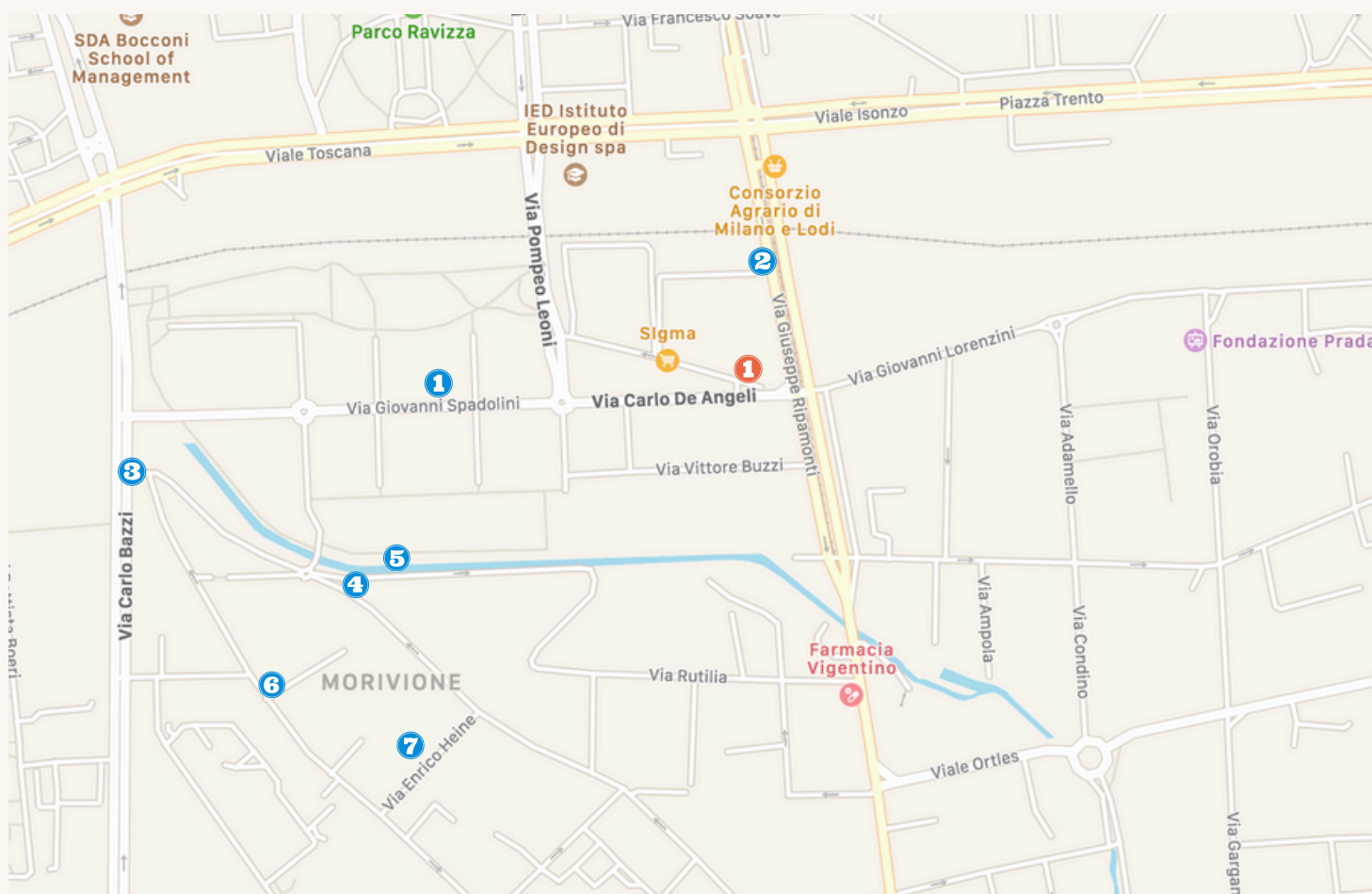
MORIVIONE - VIA RIPAMONTI

SUPERMARKETS:

- 1 Esselunga in via Carlo de Angeli

SOME STREETS WHERE YOU CAN LOOK :

- 1 Via Spadolini;
- 2 Via Ripamonti;
- 3 Via Bazzi;
- 4 Via Dei Fontanili;
- 5 Via Corrado il Salico;
- 6 Via Bernardo Verro;
- 7 Via Enrico Heine.



SAN GOTTARDO

DESCRIPTION



The location is truly strategic. In fact, this area is located about 10 minutes from both Bocconi and the Navigli.

Therefore an excellent area both for getting to university and for nightlife. Typically here you will find 2-3 room houses that you can rent either as a whole with other roommates or even rooms alone in houses shared with other unknown students.

The price of rooms typically decreases going towards Via Toscana (south).

Both tram 15 passes from here and takes 20 minutes to the Duomo, as well as tram 9 which passes in front of the university. From here you are also close to the Rocket, which you can reach with line 90. Finally, every week you can enjoy the weekly market in Via Tabacchi.

The **average price** in the area is between:

- €650: single room;
- €400: sharing room



- **Tram 3 (Gratosoglio - Duomo):** Corso S. Gottardo - Via Lagrange stop;
- **Tram 9 (Centrale FS - Porta Genova):** Viale Col di Lana stop;
- **Tram 15 (Rozzano - Duomo):** Castelbarco stop;
- **Bus 90 (Viale Isonzo - Lotto):** Viale Tibaldi - Via Meda stop;
- **Green metro MM2 (Abbiategrasso - Cascina Gobba):** Porta Genova stop.

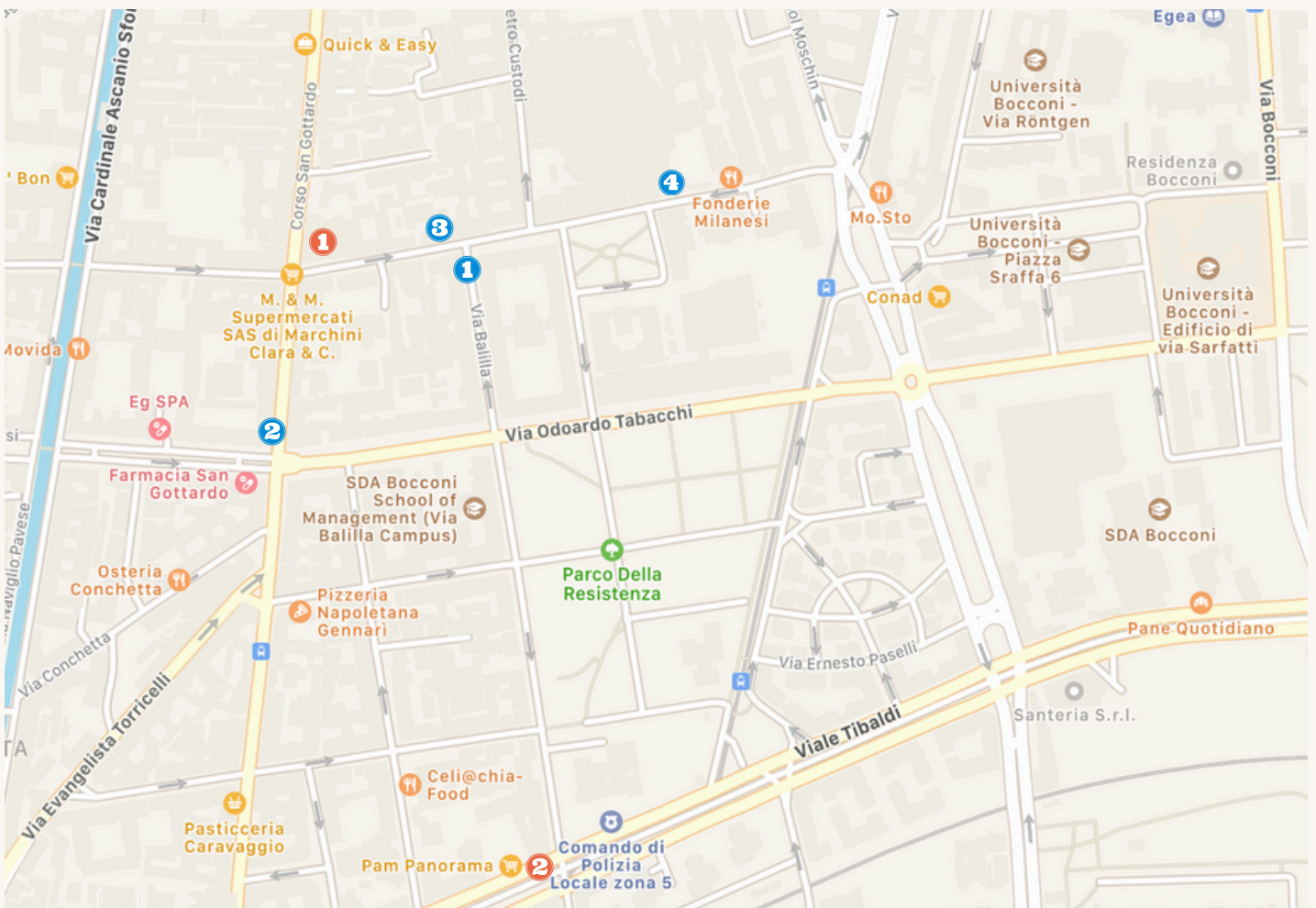
SAN GOTTARDO

SUPERMARKETS:

- ① Conad City in Corso San Gottardo 29; ① Via Balilla;
- ② Pam Panorama in Viale Tibaldi 35.

SOME STREETS WHERE YOU CAN LOOK :

- ② Corso San Gottardo;
- ③ Via Gentilino;
- ④ Via Giovenale.



SOUTH ZONE (TIBALDI - MEDA - PEZZOTTI)

DESCRIPTION

A little further from the university (about 15 minutes on foot) but well connected. In fact, you can easily reach the center thanks to trams 15 and 3 and Bocconi with tram 9. It remains a quiet, residual area full of nearby services.

Also in this area you can find clubs, bars and restaurants. With line 90 it is always easy to get to the Rocket. For those who love sport, however, this area offers the GetFit gym (Via Meda 52).

The **average price** in the area is between:

- €550-600: single room;
- €450: shared room.



- Tram 3 (Gratosoglio - Duomo): Corso S. Gottardo - Via Lagrange stop;
- Tram 15 (Rozzano - Duomo): Giovanni da Cermenate stop;
- Bus 90 (Viale Isonzo - Lotto): Viale Tibaldi - Via Meda stop.

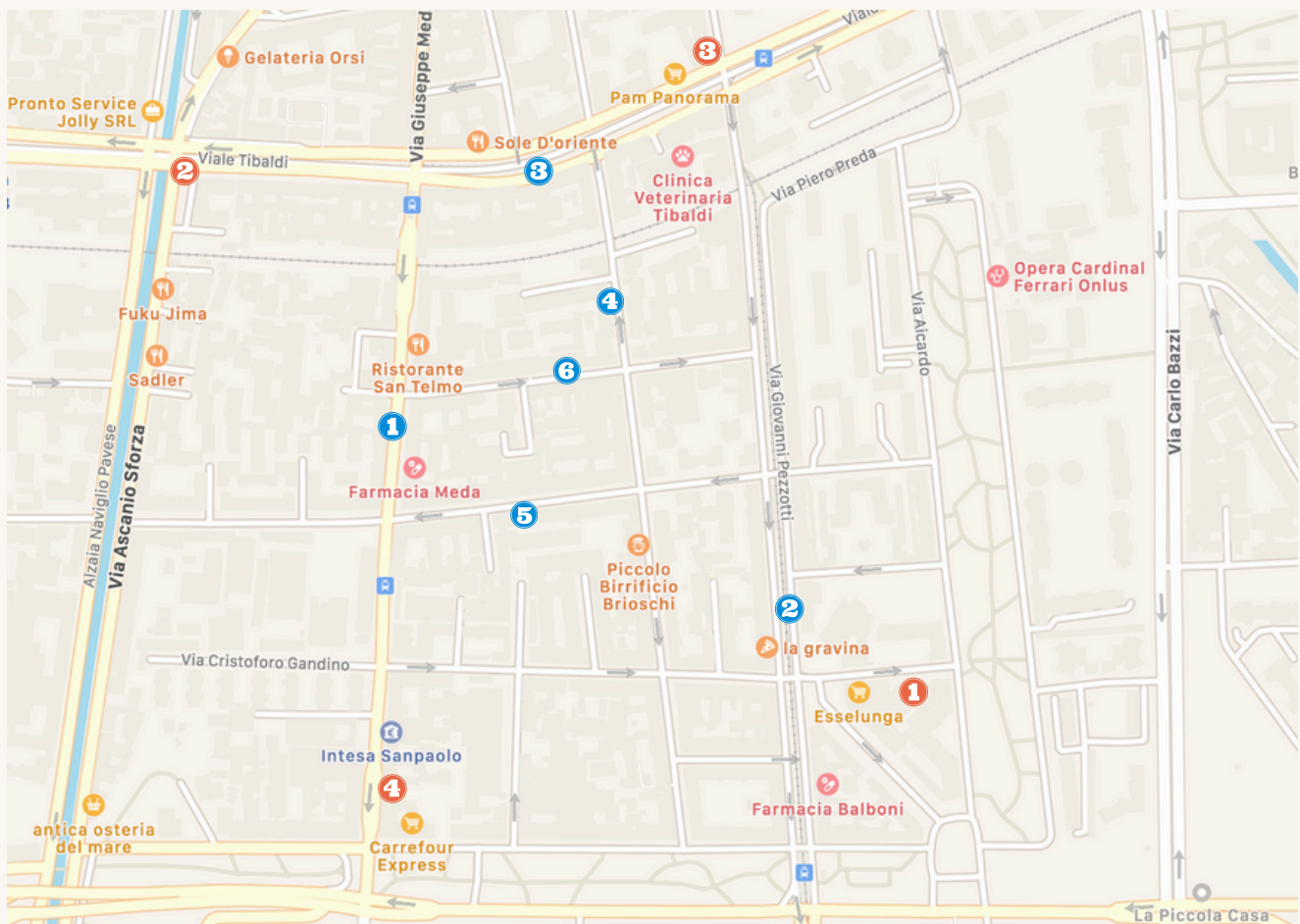
SOUTH ZONE (TIBALDI - MEDA - PEZZOTTI)

SUPERMARKETS:

- ❶ **Esselunga** in Via Pezzotti;
- ❷ **Esselunga** in Viale Tibaldi 7;
- ❸ **Pam Panorama** in Viale Tibaldi 35;
- ❹ **Carrefour Express** in Viale Giovanni de Cermenate.

SOME STREETS WHERE YOU CAN LOOK:

- ❶ **Via Meda;**
- ❷ **Via Pezzotti;**
- ❸ **Viale Tibaldi;**
- ❹ **Via Brioschi;**
- ❺ **Via Bonghi;**
- ❻ **Via Pomponazzi.**



TO KNOW MORE



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DISCLAIMER

This guide is not an official Bocconi document. Every information you can find here is to help those in need.

In order to have precise information we strongly suggest using the official sources like the site or Be in Touch and to contact the representatives elected in the collegial bodies for B.Lab.