



Common
German Housing
ABBREVIATIONS

Guide to Common Terminology and Abbreviations in the German Real Estate Market

Abbreviation	German	English
xZKB	x Zimmer Küche Bad	x Number of Rooms + Kitchen & Bathroom. So 1ZKB is a one-room (studio) apartment. 2ZKB is a one-bedroom apartment.
xZKBB	x Zimmer, Küche, Bad, Balkon	Same as above, plus Balcony
x Zi Wohnung	x Zimmer Wohnung	x Room Apartment. NOTE this is number of Rooms and not Bedrooms, so the living room and any utility rooms are included in here
x OG	Obergeschoss	Floor
EG	Erdgeschoss	Ground Floor
	Hochparterre	Somewhere between Ground and 1st Floor i.e. not directly at street level
UG	Untergeschoss	Basement
DG	Dachgeschoss	Attic
VH	Vorderhaus	Front house i.e. street facing
HH	Hinterhaus	Courtyard house i.e. usually quieter, accessed through a communal alley or pathway
BJ	Baujahr	Year of Construction
EBK	Einbauküche	Fitted kitchen
DT	Dachterasse	Roof terrace
NF	Nutzfläche	“Useable” area. Attic apartments are regulated according to the size which can practically be used i.e. areas where the average person can stand unobstructed

Abbreviation	German	English
	Trockenraum	Dry room (usually communal area specifically reserved for drying laundry)
TG	Tiefgarage	Underground parking garage
	Stellplatz	Reserved parking space
TLB	Tageslichtbad	Bathroom with a window i.e. with daylight
EFH	Einfamilienhaus	Typically a detached family home, but can also refer to a building split into an apartment on each floor if it is a conversion. Usually 2 or 3 storeys max.
MFH	Mehrfamilienhaus	Purpose built apartment block consisting of several apartments, often on several storeys
DHH	Doppelhaushälfte	Semi-detached house
NB	Neubau	New build (usually energy efficient, purpose built)
AB	Altbau	Classic building (usually denotes something pre-1930s)
	Saniert / Neusanierung	Renovated / Newly Renovated. If referring to a whole block this will usually mean structural refurbishments i.e. roof, basement, building insulation etc
ZH	Zentralheizung	Central heating
ÖZH	Ölzentralheizung	Oil central heating
GZH	Gaszentralheizung	Gas central heating
FH / FW	Fernheizung / Fernwärme	Heating directly from the municipality grid
FBH	Fussbodenheizung	Under-floor heating
QM	Quadratmeter	Square metres
KM	Kaltmiete	Rent exclusive of regulated utility bills which typically are added to monthly rent
WM	Warmmiete	Rent inclusive of utilities (this usually excludes electricity, cable TV & Internet)
NKMM	Netto Kalte Monatsmiete	Net monthly rent exclusive (see above)
HK	Heizkosten	Heating costs

Abbreviation	German	English
BK	Betriebskosten	Includes some but not necessarily all of these, depending on the type of building and service charges: Hot water, trash collection, gardening & janitorial, cleaning of communal areas
NK	Nebenkosten	This is HK + BK and is the most common terminology you will see
zzgl. NK	zuzüglich Nebenkosten	Essentially means the same as Kaltmiete i.e. utilities and service charges excluded
	Erstbezug	First tenancy (usually after a renovation or for a new build)
	Nachmieter gesucht	Next tenant sought
	Zwischenmieter	Sublet / limited-term
	Haustiere (nicht) erlaubt	Pets (not) allowed
NR	Nichtraucher	Non-smokers
	Provision	Commission (you should NOT see this for rentals, only purchases)
	Kautiön	Security deposit
Schufa	Schufa	German acronym denoting a check on financial history / credit worthiness

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