



UNIVERSITÀ
DEGLI STUDI
DI PADOVA

UNIBEDS
INTERNATIONAL
HOUSING IN PADOVA

A practical guide to finding accommodation in Padua



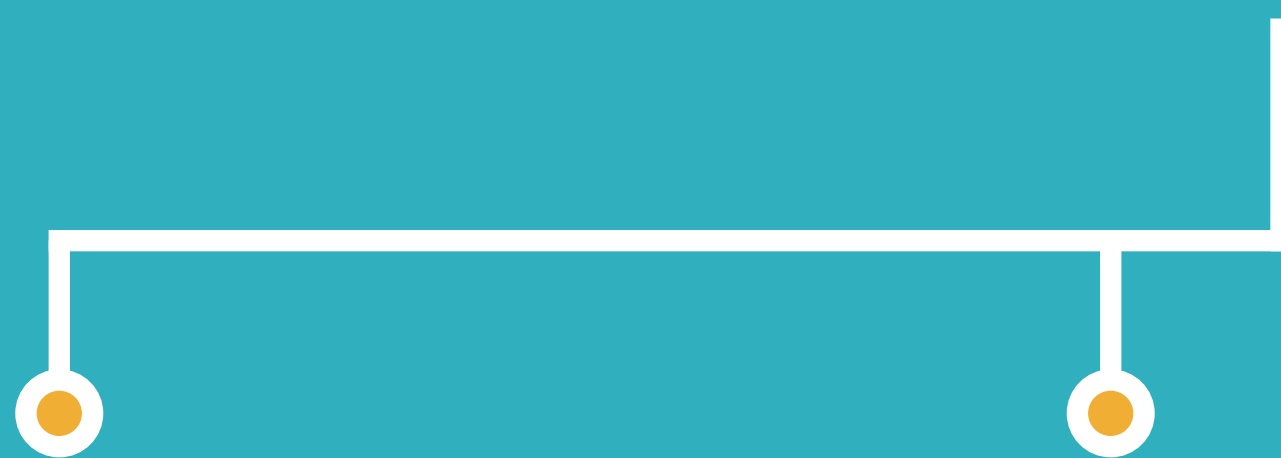
 **TIPS & TRICKS FOR
LIVING IN PADOVA**

Finding a house in Padua: a first approach to understand the student housing demand and supply

Padua is positioned among the **best Italian and international universities**. For this reason, since **800 years**, it has always attracted thousands of new students from all over the **world**. Precisely because of this very strong ability to attract many students, the student accommodation market in Padua is characterized by a **supply of houses that is not always sufficient** to satisfy the very high demand.



The most consistent flows of student arrivals are identified in **two tranches**:



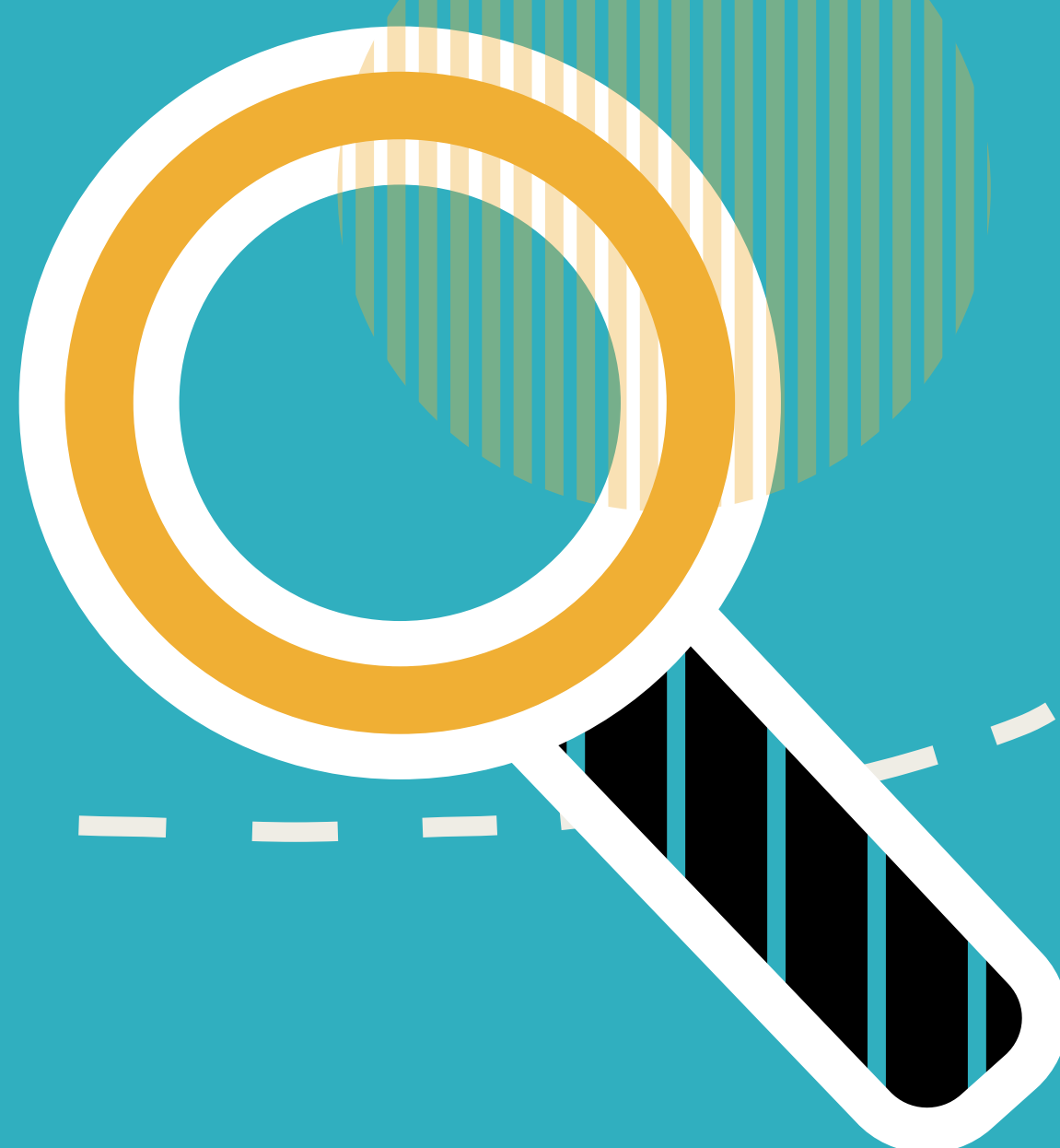
September

March

Therefore, the greatest peaks in demand are between these two periods.

The first, very important tip for finding accommodation in Padua is: **book your accommodation well in advance!**

Start your search and book your room at least 6 months before your arrival, and most likely you won't have any problems finding accommodation!





The districts of Padua

Padua is a **relatively small city**, and well served by **public transport**.

Therefore we can easily state that in principle, from any point in the city, in a maximum of 20 minutes - using a bicycle or public transport - you will be able to reach your university.

Below we see a detailed **map of the city**, where we highlight the districts of the city and the positioning of the main university campuses.



Padua's map



A. University campuses localization

The university campuses are mainly located between the **historic center** of the city and the **Portello/Viale Venezia area**.



Therefore, in principle, if you want to allocate yourself “in pole position” and get around on foot or in a few minutes by bicycle, the preferable neighborhoods are the Historic Center, San Giuseppe, Chiesanuova, Savonarola, Arcella, Fiera, Stanga, Mortise, Città Giardino.

All these districts have purely residential characteristics and are well served by supermarkets, pharmacies, primary services and public transport.

B. Arcella, the false myth of a neighborhood to avoid

You will often hear bad things about the Arcella neighborhood.

For many years a belief has been consolidated according to which this neighborhood is not recommendable. **It is not true!**

More than twenty years ago the neighborhood was kind of problematic, but now it has become a place where it is **pleasant to live**,

full of **young people** and new **artistic** and creative currents.

Furthermore, it is well served by public transport and close to the train station!



C. Social life areas

Social life in Padua, especially in the spring and summer months, is very **lively**! After a day of study, you can treat yourself to pleasant evenings with your friends!

Social life in Padua takes place between the **historic squares** (Piazza dei Signori, Piazza della Frutta, Piazza delle Erbe) and the **Portello area**. Paduan students love to be together in the early evening having an aperitif (**Spritz!**) and discussing their future prospects!



How to move in Padua

Padua is a city in which it is very **easy to get around**. How?

1

Walk!

First of all, use your feet! With a **nice and healthy walk** you will be able to cover practically the entire city center, from the station to Prato della Valle, from the Portello to the Piazzas!

2

Use the bicycle!

Cycling is very **popular** in Padua. All distances are shortened and you will be practically everywhere in the city in less than 20 minutes! You can easily buy a used bicycle in Padua for around 50/100 euros. Surf student blogs, Facebook groups or contact the city's shopkeepers to find your bike!

Tip: Invest in a good lock!
Alternatively, there are several bike sharing and rental services. Through the app it is possible to consult the map by locating the closest bicycles. Rent and share is pretty convenient!



You can use **bike sharing** or **electric scooter sharing**.
Here are some useful links:

RIDEMOVI

GOODBIKE

BIT MOBILITY

RIDE DOTT

3

Use public transport!

Tram: **Fast and convenient**, the tram cuts the city in two, allowing you to conveniently get around the city. The monthly pass reserved for university students costs around 30 euros! Visit this site for more details.

[TRAM PASS INFO](#)

Bus: Padua has an extremely widespread and **efficient** network of **bus** lines. Check your line on the link below. The monthly pass reserved for university students costs around 30 euros! Visit this site for more details.

[LINK TO THE CITY TRANSPORT MAP](#)



Tips and tricks on how to find a student housing in Padua

1. Get a professional operators!

The main professional operators in student housing in Padua

In Padua there are several **professional operators** able to satisfy your housing needs. Usually these operators are contacted well in advance and run out of room quickly. All the operators listed have rooms available in central areas of the city, and most of these use the **all-inclusive formula**, which provides that all utilities, condominium expenses, internet and municipal taxes are included in the monthly price. Also consider a contract registration cost and service fees.



Below is a list of the major professional operators*

<u>Bedstudent</u>	270 rooms ca.
<u>Dovevivo</u>	270 rooms ca.
<u>Homestudent</u>	50 rooms ca.
<u>Camplus</u>	80 rooms ca.
<u>Affitti</u>	30 rooms ca.
<u>Myplace</u>	50 rooms ca.
<u>Campus X</u>	285 rooms ca.



*Please remember: when contacting these operators please specify your contact source was Max from Unibeds: this will allow you to have priority in the waiting list.



2. Rent a room from a private owner!

Rent a room from a private owner

In addition to professional operators, you can look for a house in the **private residence market**. Here is a list of the main portals where you can find a home. All these portals work according to a filter logic by city, district, price. Enter the parameters you want and start the search!

immobiliare.it

erasmusu.com

uniplaces.com

casa.it

idealista.it

roomgo.it

mioaffitto.it

subito.it

airbnb.com

spotahome.com

housinganywhere.com

3. Check on Facebook and Telegram groups

It is also possible to look for a room in the so-called secondary market, made up of students who offer rooms in their own apartments because they have become free or because their period of study has finished and they are returning home.



Here is a list of Facebook groups useful for your research.

- Cerco / Offro Affitti, Casa, Appartamento, Stanza Padova
- Erasmus Padova
- Padova Erasmus Housing
- AFFITTI PADOVA - studenti/lavoratori che vivono/vorrebbero vivere a Padova
- ESN Padova - Erasmus Student Network





Also, find in Telegram dedicated students groups searching for Studenti Padova, Cerco Casa Padova, Padova Accomodation.

Also check:

HousingTB



Always remember when signing a lease contract

- The **Landlord** has always to be identified with **Tax Code** (Codice Fiscale)
- **You need** to have a **TaxCode** (Codice Fiscale)
- The building needs to have a **Cadastral Identification** (Accatastamento: it looks like this “presso N.C.E.U. di Padova, foglio 64, particella 530, sub 2 cat A/2, vani 5,5, classe 3, rendita catastale 1278,23”)
- **Security deposit** should not be higher than 3 months!
- You can always terminate a lease contract with **3-month notice!**



- The building needs to have “Certificazione Energetica” (**Energy certificate** that defines the energy classification of the building, A to G)
- A contract over 30 days duration has always to be registered at **Agenzia Delle Entrate (Italian Tax Agency)**; The registration has to be done by 30 days from the signature and has a cost around 100/130 euros.
- **If you are Extra EU citizen**, the landlord must fill the “**dichiarazione di ospitalità**” to be sent to the questura, along with the registered contract, their id, your id
- Always **prefer bank transfers** to cash payments.

Scam Alert! How to know if they are scamming you when offering a room for rent

Unfortunately, the **world of student room rentals** has become a **jungle!** In the face of thousands of requests, the rooms available are very few and professional operators (or serious owners) can be counted on one hand!


Of course, this situation creates fertile ground for the crafty and **malicious!**

The phenomenon of **online scamming** is gaining momentum, and every day we help (for free) dozens of young people to understand if the proposed lease, and the conditions contained therein, have the characteristics of a **scam!**



So, **here are some unmistakable signs** to understand if your “future owner” is serious, or if they is a sly who is trying to cheat you.

- The owner is a foreigner. **Beware of foreign owners.** In Padua, in 99% of cases, those who rent houses are Italian, or rather, from Padua!
- The **owner tells you that they is not in town at the moment**, and therefore cannot meet you or send you videos or photos of the room (but that they will be back soon if you decide to rent the room!)
This explanation makes no sense...
After all, why should they do this?
- **The owner sends you draft contracts in English.** Remember, we are in Italy, and the contract must necessarily be in Italian! So, if they send you a contract in English (sure, it could be



a translation to help you understand the content of the contract), always ask for the Italian version!

- **The owner sends you a generic contract**, without the cadastral data of the property. Remember that each lease must contain specific property data, not just the address. The cadastral data have this more or less this form: NCEU Padova, Foglio 31, Sub. 39, cat A/2, Vani 3, rendita catastale €. 3,256.
- **The owner sends you a contract on a pre-signed pdf form**, with a non-authentic digital signature.
- **Your landlord refuses or is unaware that they has to register the contract**. Remember, any lease exceeding 30 days must by law be registered with the **Revenue Agency**. The registration process has

a variable cost (between € 80 and € 130 per year), and can be carried out electronically through the online channels of the Revenue Agency, or by going personally to their offices.

- If you are an **Extra EU** student, your landlord refuses or is unaware of the fact that they must necessarily send the “**declaration of hospitality**”, accompanied by the contract, and its registration at the Revenue Agency, from your and their identity document. The declaration of hospitality is a **fundamental document** for you to obtain a residence permit.
- The owner **refuses to make a video call**.
- The owner **does not send you photos of the house**, or the photos of the house are screenshots (often taken from sites such as airbnb or immobiliare.it).

- The owner **refuses to put you in contact with the tenants currently present inside the house**, saying that the house is currently empty.
- **The price of the room is lower than the average of the other rooms** on the rental market.

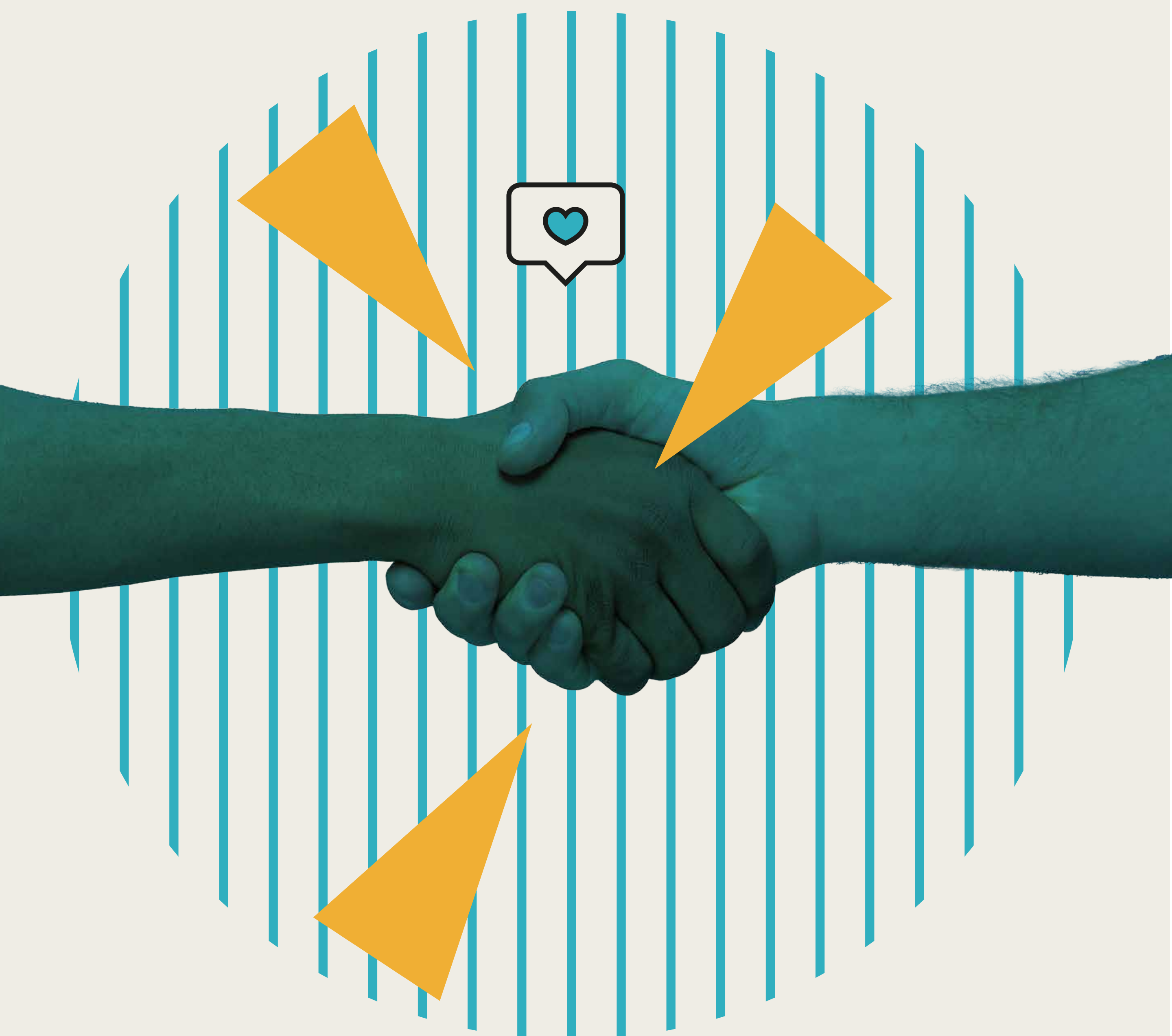
If one or more of the listed features are present, **turn on the red light!** It is probably a **scam!**



If you have **any doubts, we at Unibeds can help you for free!**

Send us your contract or tell us what is happening to you by sending us a **whatsapp at +39 391 754 42 91!**

We will check for you!



If you can't find a home in Padua, don't worry!

If you **can't find a house in Padua**, there are many small villages just a few minutes from Padua, very well **equipped with services**, where prices are lower and which still allow you to reach Padua in a few minutes by train!

Here are the main directives and distances by train from the towns orbiting Padua. To search for a house there, remember to use the private search portals listed in this guide.



From... to Padua by train

Abano

average 8 minutes train
every hour

**Terme Euganee Abano
Montegrotto**

average 13 minutes train
several times per hour

Battaglia Terme

average 20 minutes train
every hour

Monselice

average 25 minutes train
several times per hour

Este

average 25 minutes train
several times per hour

Busa di Vigonza

average 7 minutes train
several times per hour

Vigonza Pianiga

average 7 minutes train
several times per hour



Dolo

average 20 minutes train
several times per hour

Mira Mirano

average 25 minutes train
several times per hour

Mestrino

average 10 minutes train
several times per hour

Grisignano di Zocco

average 15 minutes train
several times per hour

Lerino

average 25 minutes train
several times per hour

Vigodarzere

average 7 minutes train
several times per hour

Campodarsego

average 14 minutes train
several times per hour

**San Giorgio
delle Pertiche**

average 19 minutes train
several times per hour

Camposampiero

average 25 minutes train
several times per hour

Cittadella

average 40 minutes train
several times per hour

Mestre

average 15 minutes train
several times per hour

Venezia

average 25 minutes train
several times per hour

Vicenza

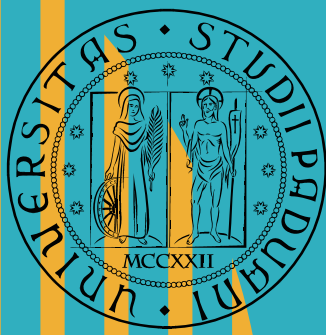
average 17 minutes train
several times per hour

Rovigo

average 45 minutes train
several times per hour

For a map of the Regional Metropolitan
Railway system click here





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**Any other questions?
Check out our
website!**

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