

A modern, minimalist apartment interior with a desk, chair, and plants. The room features a dark, textured wall, a white desk with a black chair, and several potted plants. A teal pendant light hangs from the ceiling. Two framed pictures are on the wall, one with the word 'hello' and another with a geometric pattern. The overall aesthetic is clean and contemporary.

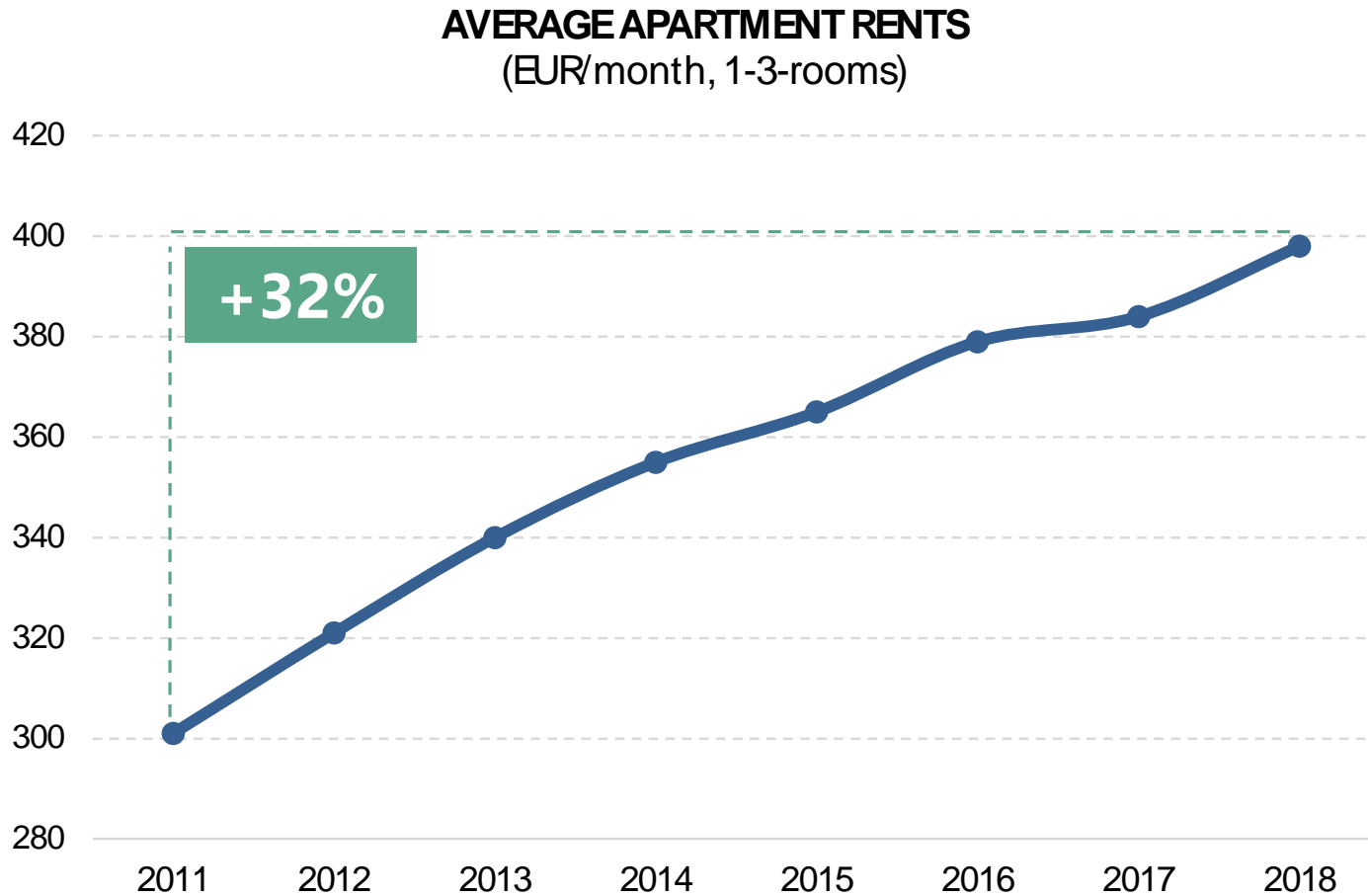
# WHAT TO KNOW BEFORE RENTING AN APARTMENT IN VILNIUS

**OBER**  **HAUS**

 **Go Vilnius**

# RENTS IN VILNIUS

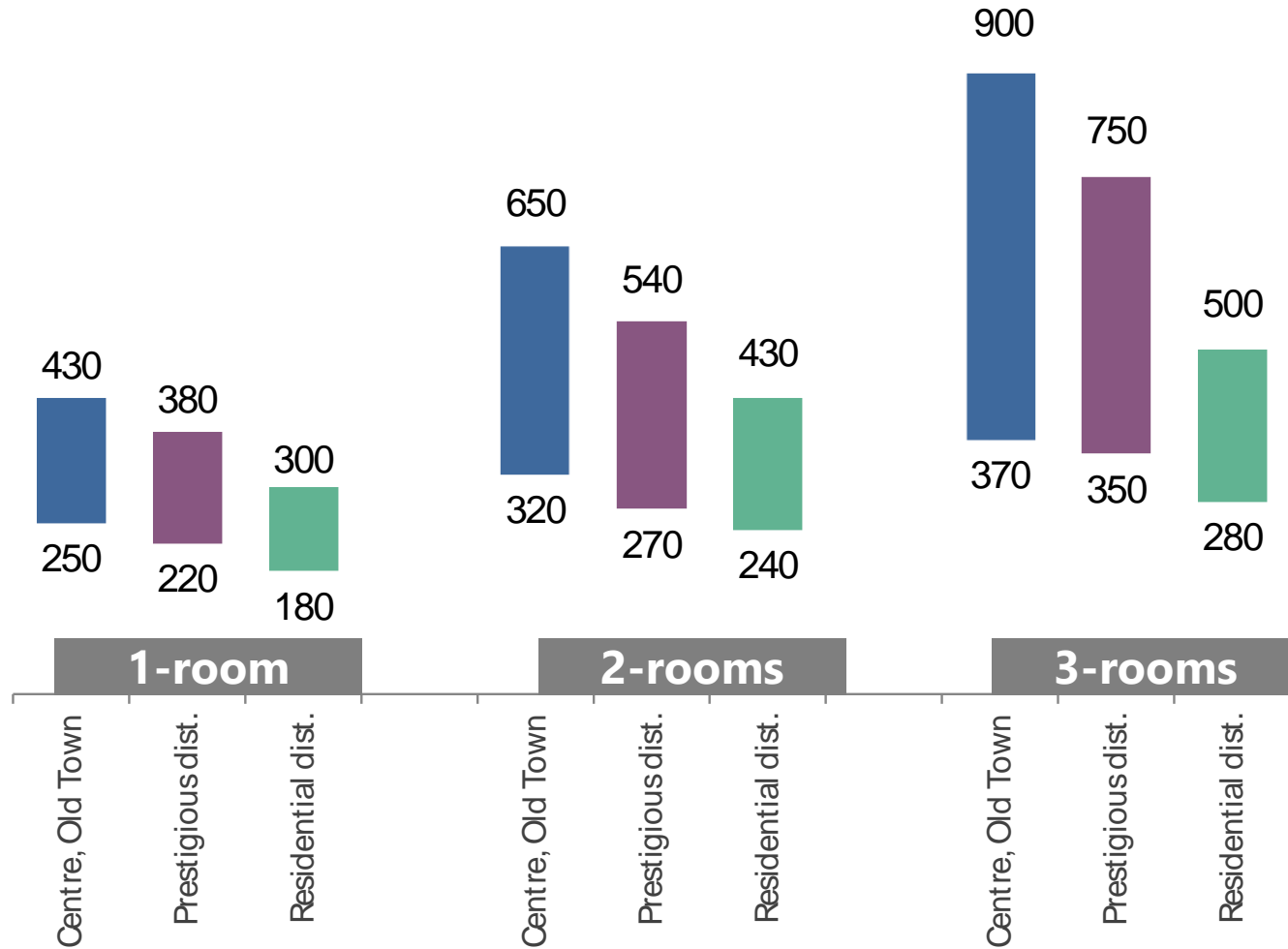
Apartment rents in 2011-2018 in Vilnius rose at a same pace as sales prices.



Source: Ober-Haus

# RENTS IN VILNIUS

## APARTMENT RENTS IN VILNIUS (start-2019, EUR/month)



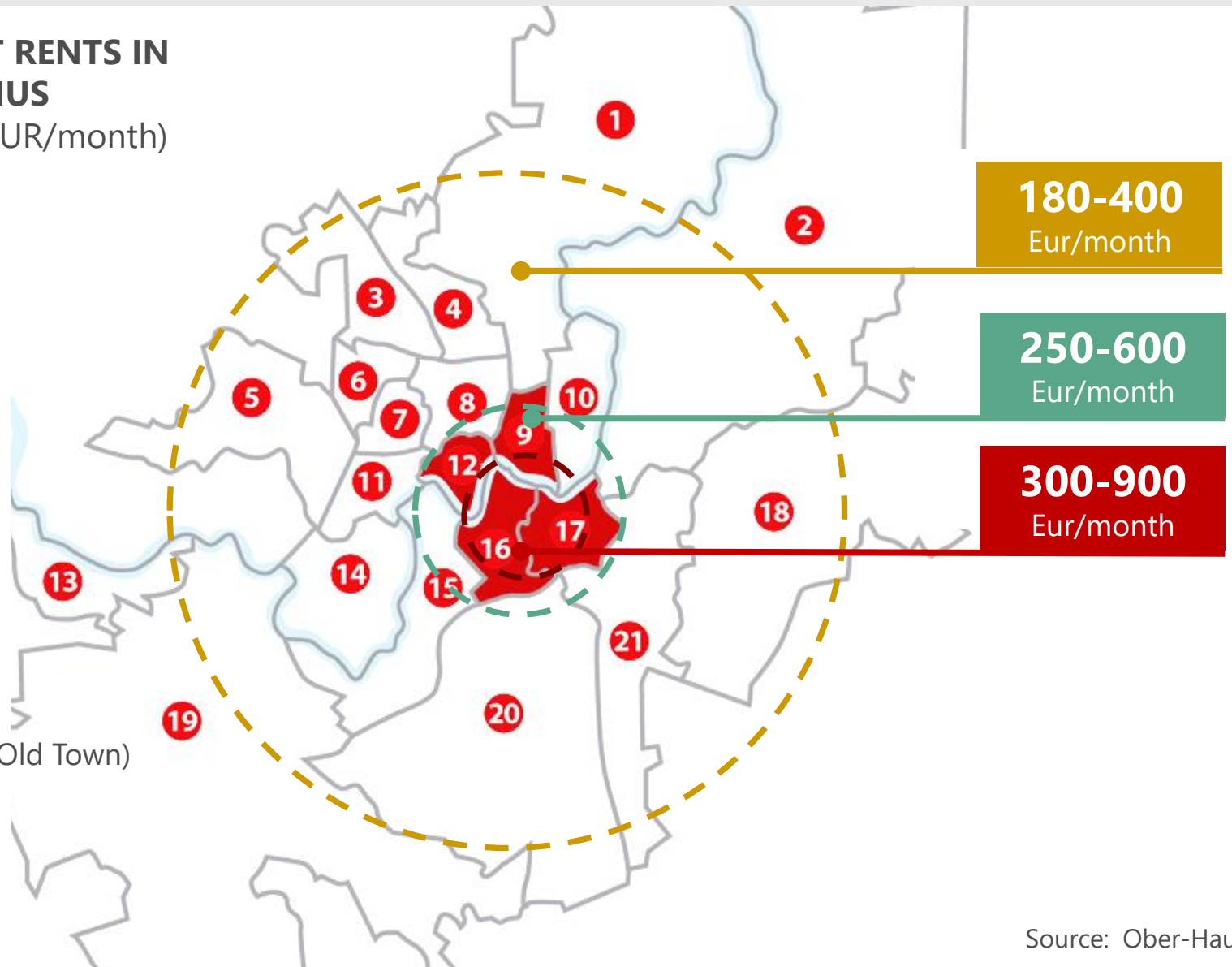
Source: Ober-Haus

# VILNIUS MAP

## APARTMENT RENTS IN VILNIUS

(start-2019, EUR/month)

1. Verkiai
2. Antakalnis
3. Pašilaičiai
4. Fabijoniškės
5. Pilaitė
6. Justiniškės
7. Viršuliškės
8. Šeškinė
9. Šnipiškės
10. Žirmūnai
11. Karoliniškės
12. Žvėrynas
13. Grigiškės
14. Lazdynai
15. Vilkipėdė
16. Naujamiestis
17. Senamiestis (Old Town)
18. Naujoji Vilnia
19. Paneriai
20. Naujininkai
21. Rasos



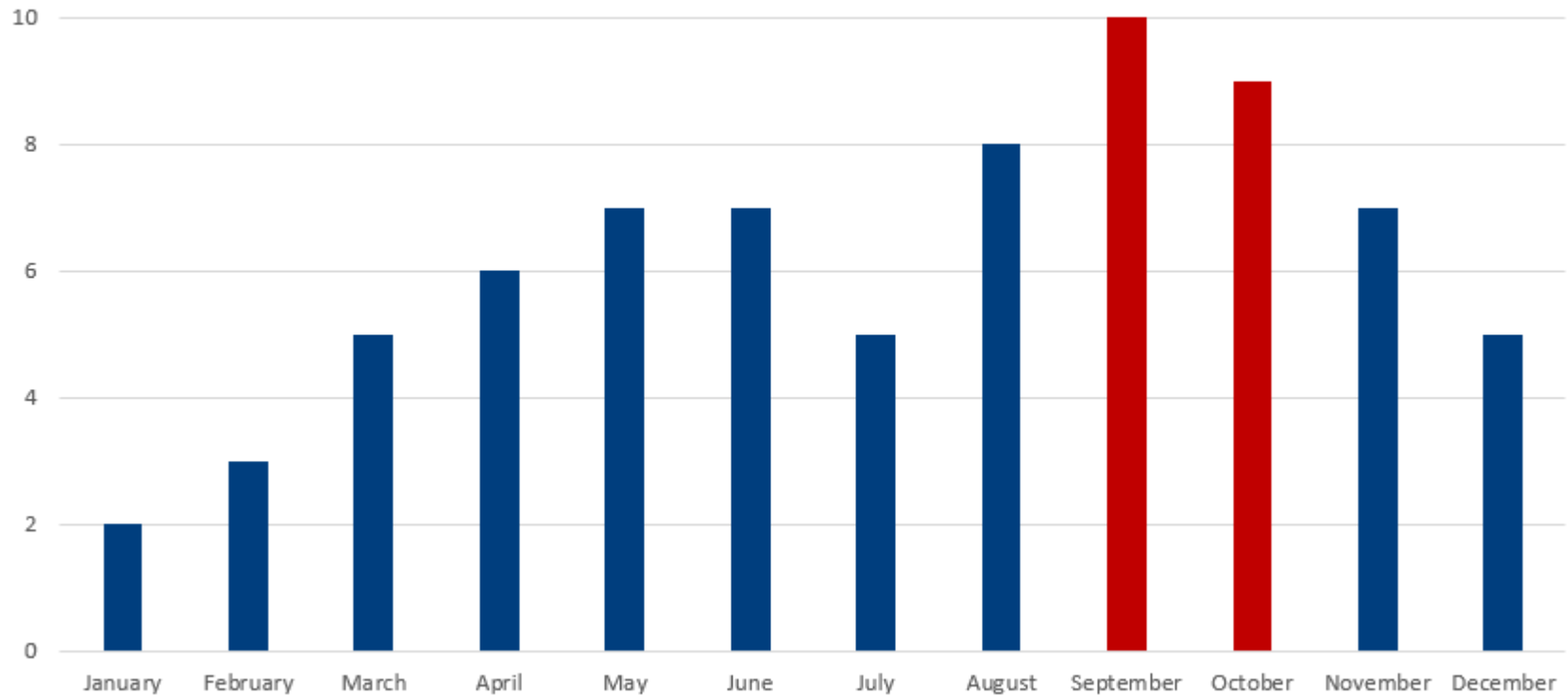
**180-400**  
Eur/month

**250-600**  
Eur/month

**300-900**  
Eur/month

Source: Ober-Haus

# SEASONALITY IN THE RENTAL MARKET



Source: Ober-Haus



# STEP-BY-STEP GUIDE TO RENTING IN VILNIUS

1. Decide on a location
2. Find out about any hidden payments, utilities costs
3. Make sure you deal with owner or legal representative
4. Make contract with owner or legal representative
5. Contract in 2 languages: Lithuanian/English (usually)
6. Agree on main terms: price, rent period, deposit size, payments (transfer of cash), inventory list or pictures
7. Contract termination issues
8. Pay money after contract is signed, not before
9. Ask a lot of questions

# HOW TO FIND APARTMENT FOR RENT IN VILNIUS

REAL ESTATE AGENT

**OR**

RENTING DIRECTCLY

# HIRING REAL ESTATE AGENT

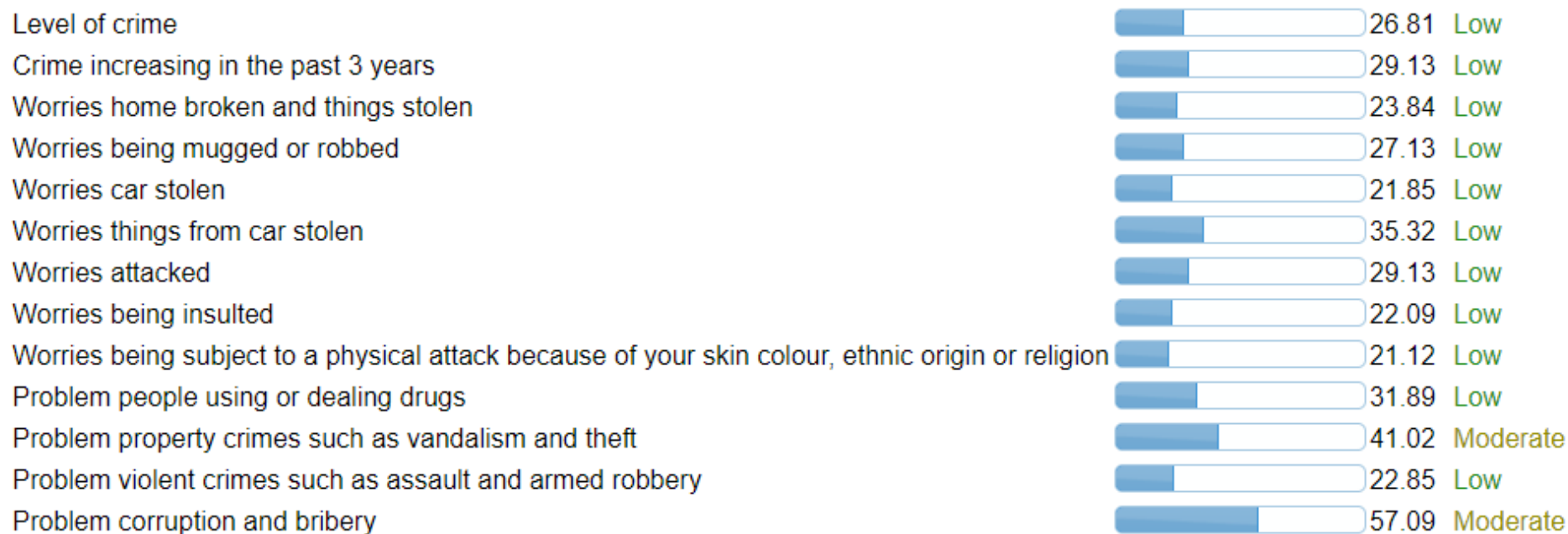
- 🏰 Language barrier between you and landlord
- 🏰 Knows the legal structures of lease and real estate law
- 🏰 Advices of the best deal
- 🏰 Prepares the contract, payments issues, etc.
- 🏰 Neighborhood knowledge: data on schools, crime or demographics, etc.
- 🏰 Professional networking: have relationships with local brokers and landlords
- 🏰 Realty resources and contacts: moving company, reliable handyman, house cleaners, etc.
- 🏰 Professional networking: have relationships with local brokers and landlords



# THINGS TO CONSIDER BEFORE RENTING? SAFETY



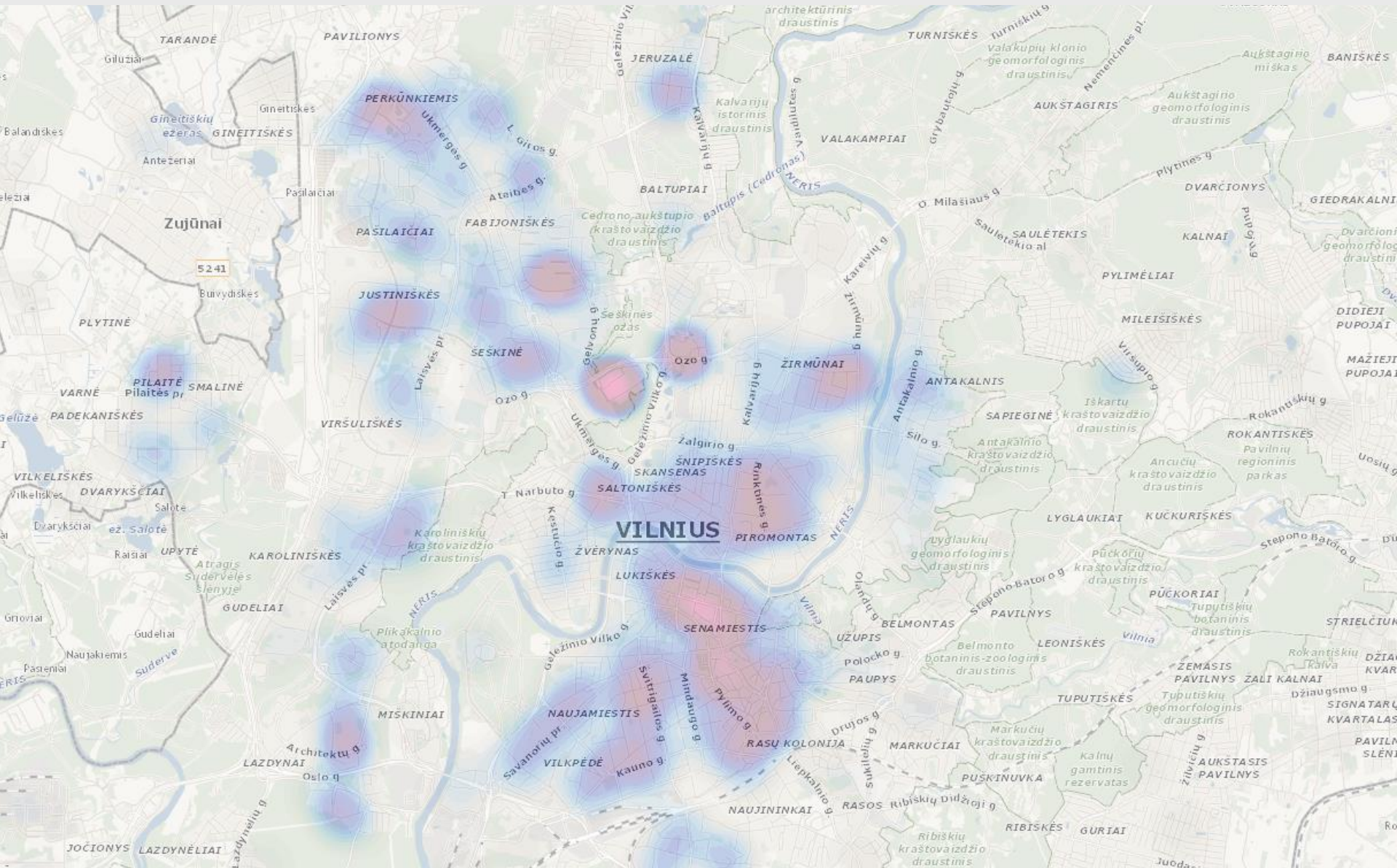
## Crime rates in Vilnius, Lithuania



## Safety in Vilnius, Lithuania



# THINGS TO CONSIDER BEFORE RENTING? SAFETY



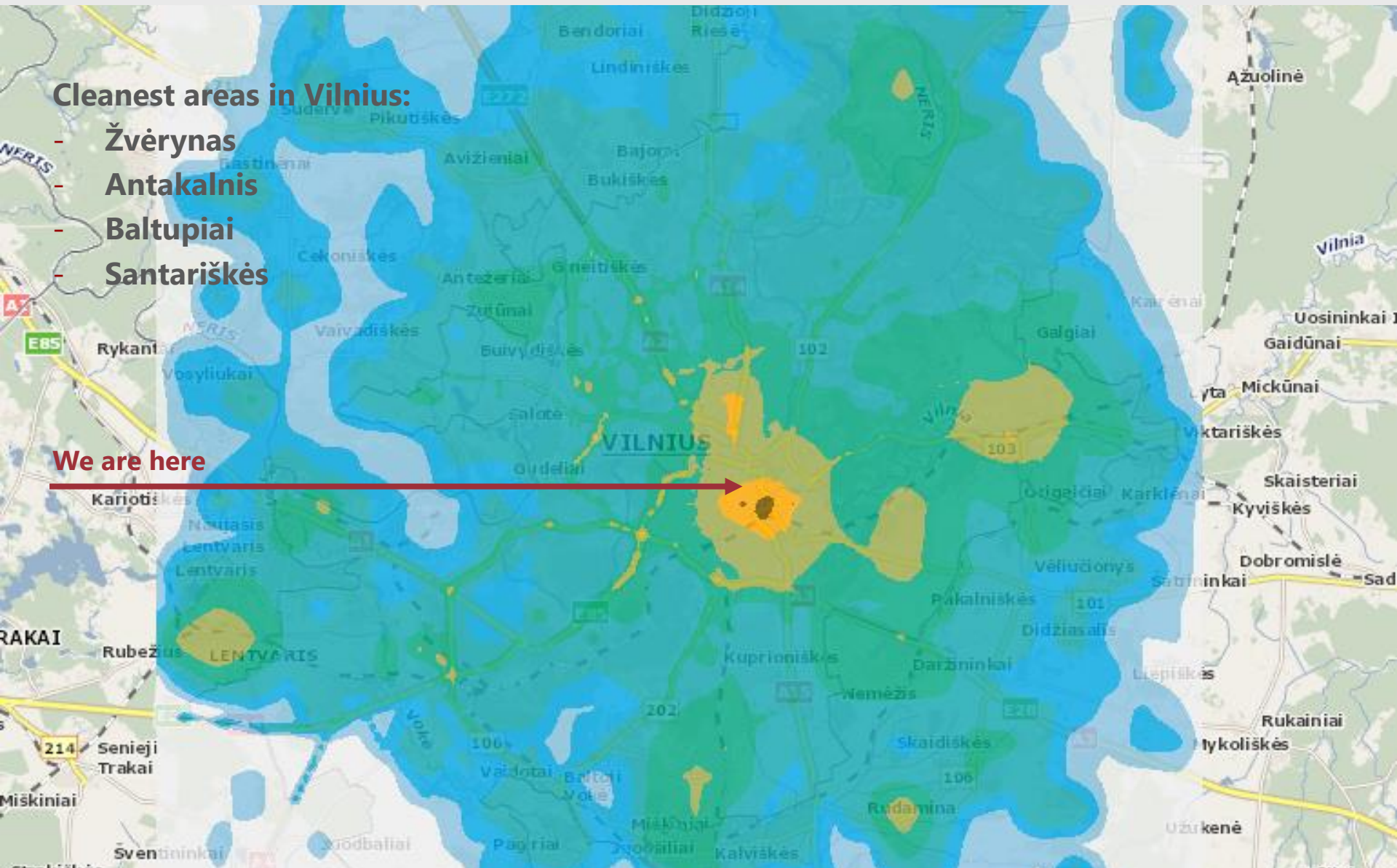


# THINGS TO CONSIDER BEFORE RENTING? POLLUTION

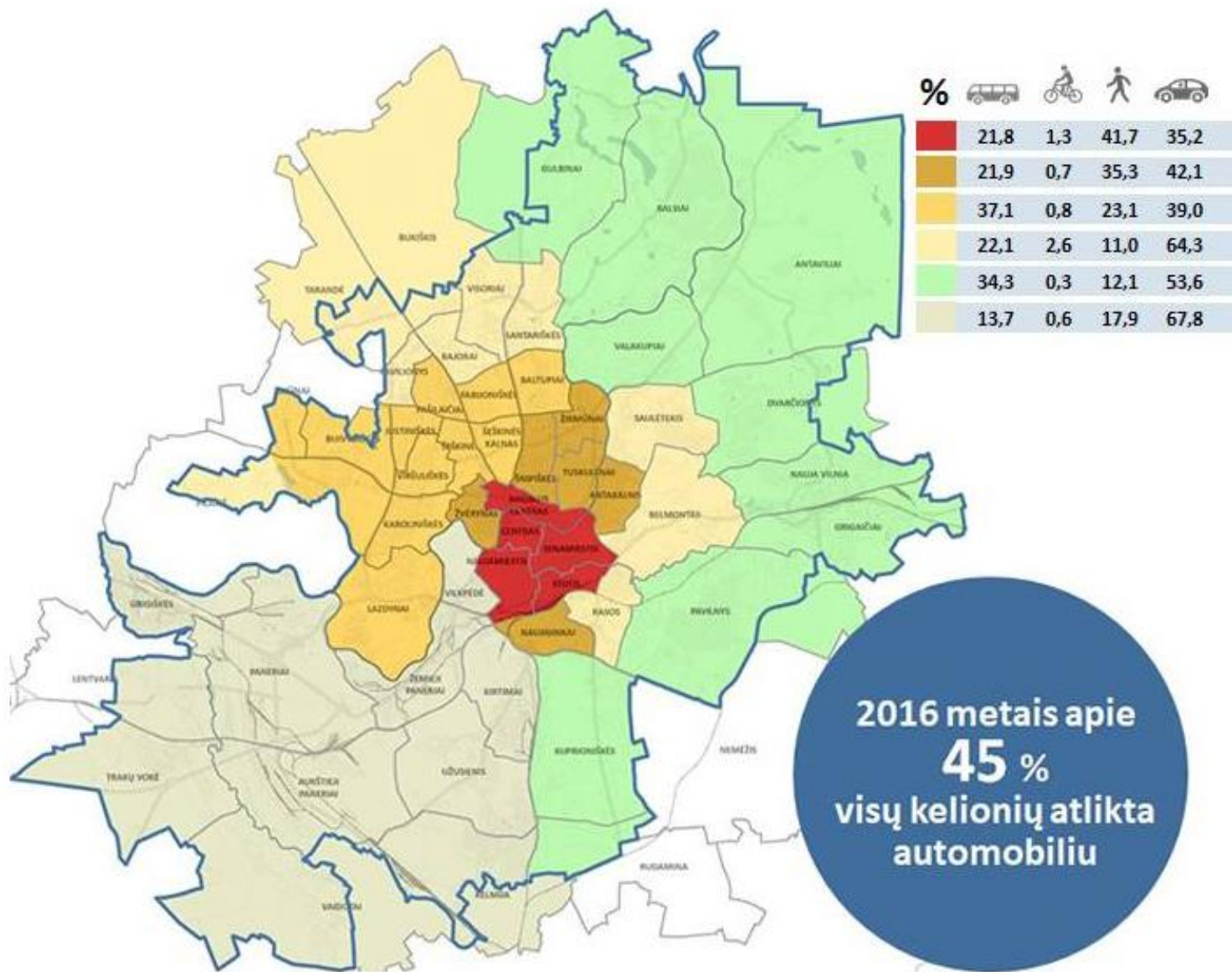
Cleanest areas in Vilnius:

- Žvėrynas
- Antakalnis
- Baltupiai
- Santariškės

We are here



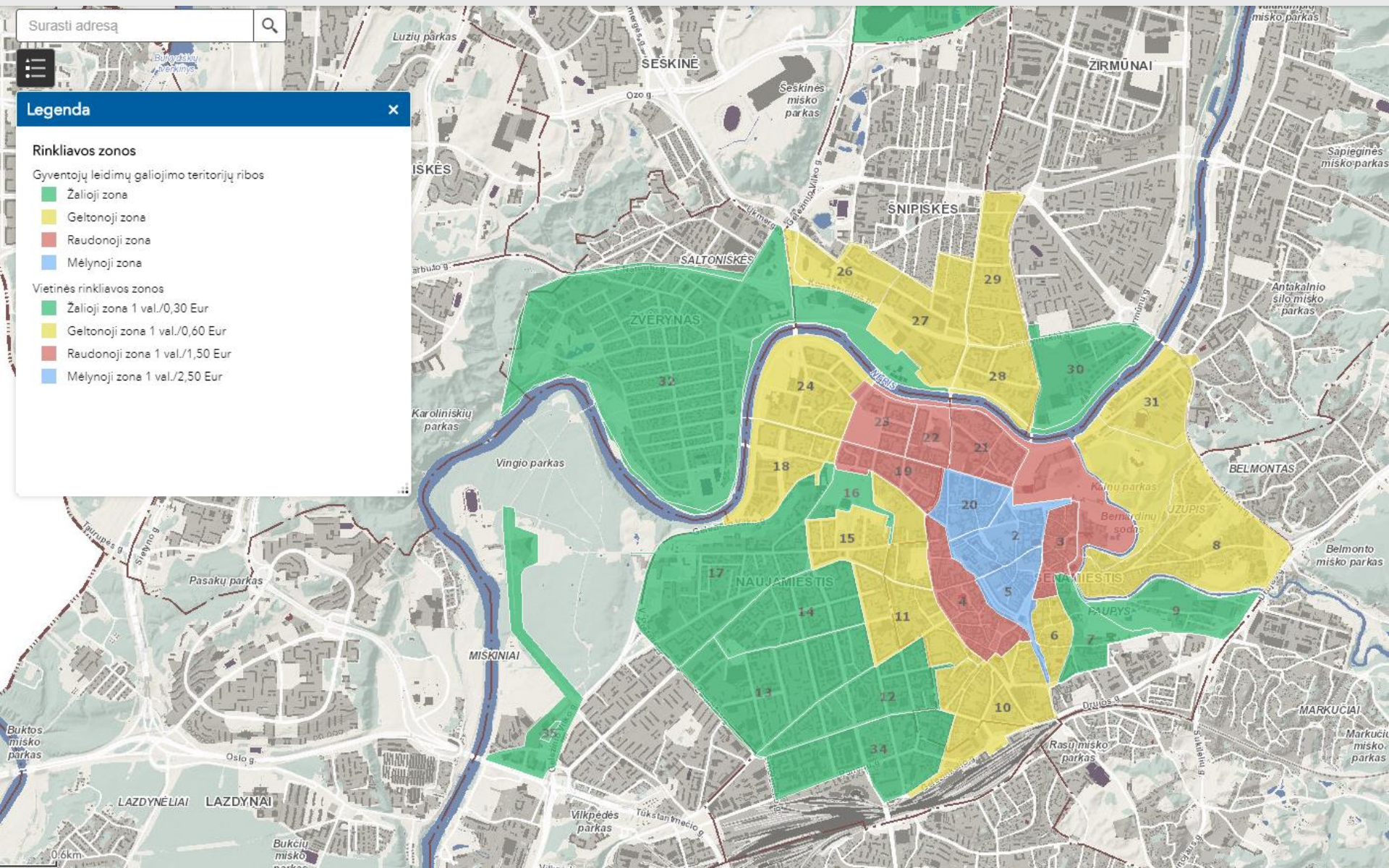
# THINGS TO CONSIDER BEFORE RENTING? TRAFFIC



2016 metais apie  
**45%**  
visų kelionių atlikta  
automobiliu



# THINGS TO CONSIDER BEFORE RENTING? PARKING





# THINGS TO CONSIDER BEFORE RENTING? CONSTRUCTION

**OLD Up to 2000**



**OR NEW? From 2000**



# THINGS TO CONSIDER BEFORE RENTING? UTILITIES

<b>2 rooms, 50 sq m</b>	<b>Old EUR/month</b>	<b>New EUR/month</b>
Heating (season 6 months)	80	40
Hot and cold water (1 person)	10	10
Electricity (1 person)	15-20	15-20
Building service	15-20	20-25
Internet and cable	15-20	15-20
Garbage	5	5
<b>TOTAL</b>	<b>100-115</b>	<b>85-95</b>



Conclusion: Old apartments cost 15-20 % more



## USEFUL LINKS

**Use specialized apartment-renting websites:**

[www.aruodas.lt](http://www.aruodas.lt)

[www.skelbiu.lt](http://www.skelbiu.lt)

[www.ntzemelapis.lt](http://www.ntzemelapis.lt)

[www.ober-haus.lt](http://www.ober-haus.lt)