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## How does warm rent vs cold rent work?

Wohnung | Berlin | 12.04.2026 11:53 | Jurek | 6 votes | 455 views

Apartments listed with Kaltmiete and Warmmiete. What is the difference?

### 1 answers

#1 | Jurek | 12.04.2026 11:53 | 6 votes

✓ Accepted answer

**Kaltmiete** = base rent. **Warmmiete** = Kaltmiete + Nebenkosten (heating, water, garbage). NOT included: electricity (~50€), internet (~35€), Rundfunkbeitrag (18.36€).  
Rule: Nebenkosten  $\approx$  2.50-3.50€/m<sup>2</sup>.

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[hamboorg.city/community/q/how-does-warm-rent-vs-cold-rent-work/](https://hamboorg.city/community/q/how-does-warm-rent-vs-cold-rent-work/)  
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