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How does warm rent vs cold rent work?

Wohnung | Berlin | 12.04.2026 11:53 | Jurek | 6 votes | 1864 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 ≈ 2.50-3.50€/m².