
Affordable housing

Affordable rental housing for Charles University employees

Dear all,

We are pleased to announce that Charles University (CU) is introducing a new benefit for its employees in the form of affordable rental housing. This benefit is provided by the Dostupné bydlení České spořitelny (DBČS) company, with which our university has entered into a long-term cooperation agreement. Under this agreement, CU employees who meet all the criteria for concluding a lease agreement will be able to obtain stable and high-quality rental housing in modern new apartment buildings in Prague, where apartments are provided at rents approximately 20% lower than the market standard.

The website <https://partner.dostupnebydlenics.cz/>, which allows Charles University employees to make reservations for rental apartments in DBČS projects, was launched on October 8, 2025.

Currently, there are approximately 80 vacant studios (1+kk) and one-bedroom apartments (2+kk) available in the Ema Residence project near the Opatov metro station. In the Amadeus Residence project near the Střížkov metro station, there are currently no apartments available. However, additional apartments may be added to the offer gradually as tenants who are not interested in extending their contracts vacate their units. In February 2026, an offer will be published for a brand new project called "Harfa" in Prague 9, which will offer a total of 220 apartments. DBČS is also preparing other affordable rental housing projects for the future.

When signing the lease agreement, or at the latest before taking over the apartment, the future tenant must pay the first rent and a security deposit (guarantee) equal to two rent payments. In necessary cases, it will be possible to postpone the payment of half of the security deposit until 3 months after the start of the lease. Lease agreements will always be concluded for a fixed term of one year with automatic renewal, which is conditional (in addition to the fulfillment of obligations arising from the lease agreement) on employment at CU. The standard lease term is five years, but with the consent of CU, it will be possible to live in DBČS apartments beyond this period. However, it should be noted that termination of employment at CU, as well as retirement or disability pension, is a reason for not extending the lease agreement for another year. A sample lease agreement can be found on the website.

How to make a preliminary reservation for a specific apartment?

1. Go to <https://partner.dostupnebydlenics.cz/>

(or via <https://www.dostupnebydlenics.cz/> – "Partner" section at the top right).

2. Log in using your employee email address. (Note: You must enter your employee email address in the correct format and wait approximately 5 minutes for the verification code to be sent. While waiting for the code, please do not attempt to log in again!

3. Choose your preferred apartment from the available selection.

4. Fill out the simple inquiry form and submit it for review via the website.

What will happen next?

5. Upload the documents proving that you meet the conditions for concluding a lease agreement (a completed and signed affidavit from the website and extracts from the Czech Central Register of Enforcement and the Insolvency Register [1]) to the website within five working days at the latest.

6. Dostupné bydlení will check the accuracy of the documents. Charles University will confirm that you are its employee on the basis of a valid employment contract.

7. You will receive notification of the approval of your application (as well as any other changes to the application), and in the following days, a representative of the management company will contact you to arrange a viewing of the apartment and the subsequent signing of the lease agreement.

8. You can move into Amadeus / Ema Residence!

Please note that the website with apartment listings and all notifications regarding your application is only available in Czech. You can use the translation feature offered by your web browser for translation.

Best Regards,

The Dostupné bydlení České spořitelny team in cooperation with Charles University

Criteria for concluding a lease agreement

Ema Residence

Amadeus Residence

[1] If you are new to the Czech Republic, an affidavit may be accepted in certain circumstances. This affidavit must confirm that you have no outstanding debts.