

Living in Dresden

Which district suits you?

Moving to Dresden, the first question is always the same: which district should I live in? This orientation compares Dresden's neighbourhoods the way you actually decide — by character, transport, greenery and infrastructure. Neutral, ad-free, no sales pitch.

TO RENT · AVG. NET

€9.00/m²

TO BUY · AVG. RENOVATED

€2,900/m²

Purchase prices range from roughly **€1,200/m²** in the most affordable districts to **€5,000/m²** on the Elbe slopes (2025).
An orientation, **not a valuation**.

Which district fits your situation?

1 IF YOU HAVE A FAMILY

Quiet streets, schools and parks

- **Striesen** — green, central, period flats; a classic family choice
- **Gruna & Strehlen** — quiet, by the Großer Garten park
- **Klotzsche** — near the northern tech employers and the heath

2 YOUNG PROFESSIONAL OR STUDENT

Lively, central, good value

- **Neustadt** — Dresden's liveliest district for nightlife and cafés
- **Friedrichstadt & Löbtau** — period charm for less
- **Südvorstadt** — next to the university and the main station

3 IF YOU WANT QUIET AND GREENERY

Space and nature over buzz

- **Loschwitz & Blasewitz** — the prestigious Elbe-slope villa quarters
- **Plauen** — university nearby, the Plauenscher Grund valley on the doorstep
- **Pieschen** — up-and-coming, close to the river

4 BUDGET-CONSCIOUS

Most home for your money

- **Gorbitz & Prohlis** — Dresden's most affordable, well served by tram and S-Bahn
- **Friedrichstadt** — a central, up-and-coming middle ground

Districts at a glance

A selection of Dresden's 48 districts · sorted by distance to the centre

Scores run 1–5 relative to all districts (5 = top fifth).

DISTRICT	CHARACTER	TRANSIT	GREEN	AMENITIES	CENTRE
Altstadt	Historic · Tourism & culture · Premium	●●●●●	●●●●●	●●●●●	0.2 km
Neustadt	Lively · Nightlife · Young	●●●●●	●●●●●	●●●●●	1.8 km
Südvorstadt	Central · Near university · Period buildings	●●●●●	●●●●●	●●●●●	1.9 km
Johannstadt	Near centre · Elbe meadows · Affordable	●●●●●	●●●●●	●●●●●	2.3 km
Friedrichstadt	Up-and-coming · Period buildings · Central	●●●●●	●●●●●	●●●●●	2.7 km
Löbtau	Period buildings · Young · Up-and-coming	●●●●●	●●●●●	●●●●●	2.9 km
Plauen	Near university · Green valley · Varied	●●●●●	●●●●●	●●●●●	3.3 km
Gruna	Period buildings · Quiet & green · Family streets	●●●●●	●●●●●	●●●●●	3.7 km
Strehlen	Families · By the park · Quiet	●●●●●	●●●●●	●●●●●	3.7 km
Striesen	Family-friendly · Green · Period buildings	●●●●●	●●●●●	●●●●●	3.8 km
Pieschen	Up-and-coming · Young & lively · Period buildings	●●●●●	●●●●●	●●●●●	4.1 km
Blasewitz	Prestigious villas · By the Elbe · Period buildings	●●●●●	●●●●●	●●●●●	4.8 km
Gorbitz	Most affordable · Prefab estate · Green spaces	●●●●●	●●●●●	●●●●●	4.9 km
Loschwitz	Elbe-slope villas · Exclusive · Quiet	●●●●●	●●●●●	●●●●●	6.2 km
Prohlis	Most affordable · Prefab estate · On the S-Bahn	●●●●●	●●●●●	●●●●●	6.3 km
Klotzsche	Near the tech hub · Near woodland · Families	●●●●●	●●●●●	●●●●●	8.0 km

Transit = connection to the centre (editorial) · Green = public green-space share within the district boundary · Amenities = density of schools/nurseries/shops · Centre = straight-line km to the Altmarkt. Green & amenities are ranks 1–5 relative to all 48 districts. The full, interactive table and a map are online.

Authorities & official guides

For registration, residence and official procedures

Dresden Welcome Center

Arriving and advice on the right of residence · welcome.dresden.de

Immigration Office

Residence permits · dresden.de

Make it in Germany

For skilled workers · make-it-in-germany.com

DVB

Public transport · dvb.de

Citizens' Office

Register your address · dresden.de

DRESDEN-concept

For researchers · dresden-concept.de/welcome

Handbook Germany

Multilingual guide · handbookgermany.de

VVO

Regional transport network · vvo-online.de

About this guide. A free, ad-free orientation for newcomers. Sources: City of Dresden statistics office (average age), OpenStreetMap / ODbL (green and amenity scores), transit rated editorially, Dresden valuation committee (price anchor). Full methodology and corrections online.

The full guide is online

Compare all 48 Dresden districts — interactive table & map

immobilienpartner-sachsen.de/en/dresden/living-in-dresden-neighbourhood-guide

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