



# JAKARTA RELOCATION STARTER KIT

FOR PROFESSIONAL

CENTRAL JAKARTA

# Jakarta Relocation Starter Kit for Professionals (2026 Edition)

Relocating for work to Jakarta – *the vibrant capital of Indonesia* – can be both exciting and overwhelming. This starter kit is a **comprehensive guide for professionals** (domestic and international) planning a **relokasi profesional ke Jakarta** (professional relocation to Jakarta). We've broken down the city into five key regions – **Central, South, West, East, and North Jakarta** – each with its own character, housing market, amenities, and lifestyle. Whether you're looking for a high-rise **apartemen Jakarta Selatan** (South Jakarta apartment) near the office or a quieter suburban vibe, this guide provides updated insights (2024–2025 data) to help you make an informed move. We'll cover area overviews, popular neighborhoods, housing costs, transport links, coworking hubs, leisure spots, pros and cons, relocation tips, and local FAQs for each region. *By the end, you'll feel prepared to start tinggal di Jakarta Pusat or any area with confidence – and when you're ready, Noble Asia's team is here to help you find your perfect home and offer a private tour.* Let's dive in!

## Central Jakarta





## Overview and Demographics

**Central Jakarta** is the administrative and historical heart of the city, home to many government offices, corporate headquarters, and landmark monuments. It's actually the smallest Jakarta region by area, with about **1.07 million residents as of 2024** (roughly 9% of Jakarta's population) – a number that has slightly decreased in recent years. What Central Jakarta lacks in size, it makes up for in importance. The area is known for iconic sites like **Merdeka Square**, the **National Monument (Monas)**, and the Presidential Palace, reflecting its role as the center of politics and governance. Lifestyle in Central Jakarta is fast-paced and urban. You'll find a mix of heritage neighborhoods (e.g. leafy Menteng with its colonial-era homes) and bustling business districts (Thamrin-Sudirman corridor lined with skyscrapers). Key industries here include government administration, finance (major banks' HQs), and corporate services – it's essentially the city's **commerce and political hub**, packed with prestigious offices and shopping centers. Living in Central Jakarta offers unmatched convenience: upscale malls, five-star hotels, museums, and embassies are often just minutes away. However, it also means dealing with heavy traffic and premium prices. In short, if you choose to **tinggal di Jakarta Pusat** (live in Central Jakarta), you'll be at the center of everything – enjoying superb access to workplaces and amenities, at the cost of higher living expenses and a busy, congested environment.

## Top Neighborhoods for Professionals

Central Jakarta has several sought-after neighborhoods that balance proximity to workplaces with a decent living environment:

- **Menteng:** An old upscale residential area known as *the Green Oasis of Jakarta's old money*. Menteng features tree-lined streets, historic mansions, and a prestigious vibe. It's home to many politicians and executives. Housing here ranges from grand houses to high-end apartments (like Menteng Executive), and it's prized for its central location and relative tranquility.
- **Thamrin:** Jakarta's prime downtown stretch. Thamrin is part of the business core, adjacent to Bundaran HI (Hotel Indonesia roundabout) and mega-malls **Plaza Indonesia** and **Grand Indonesia**. Many luxury condos and serviced apartments (e.g. Kempinski Residence) are available, often atop or near these malls. Professionals choose Thamrin for a prestigious address within walking distance of offices, dining, and nightlife.
- **Sudirman CBD (SCBD):** Technically straddling the Central/South border, the **Sudirman Central Business District** is often dubbed "**the Orchard Road of Jakarta**" for its glitzy city vibe. It's a modern enclave of office towers, upscale residences like Senopati Suites, and malls (Pacific Place). Young professionals love SCBD for its trendy apartments and the adjacent Senopati "Seno-party" nightlife scene.
- **Kuningan (Rasuna Said):** A major business district partly in Central (Setiabudi) and South Jakarta. It hosts many embassies and multinational offices. Areas like Setiabudi and Kuningan have popular apartments (e.g. Setiabudi SkyGarden, Casa Grande) that attract expats and local professionals for their location in the **Golden Triangle** (Sudirman-Thamrin-Kuningan).

- **Tanah Abang & Kemayoran:** Tanah Abang is known for wholesale trade (Southeast Asia's largest textile market), but also has new apartments and is near the CBD. Kemayoran (a former airport area) offers more affordable condos and is evolving as a residential hub for workers in Central/North Jakarta. Both areas provide relatively lower rents while still being in the city center orbit.

*Insider Tip:* If you work in Central Jakarta, living in Menteng or Thamrin can virtually eliminate your commute. But if those are out of budget, consider neighborhoods along the new MRT line or TransJakarta routes just outside the center (like **Cikini** or **Senen**) for a quick ride into the downtown core.

## **Housing Costs – Rent and Purchase Prices**

Central Jakarta's housing is a mix of upscale and moderate options, but overall it's one of the priciest areas in Indonesia. **Rental Prices:** In prime central districts (Thamrin, Sudirman), expect *average apartment rents above Rp 6 million per month* (around USD ~\$400+) for a mid-sized unit. For example, a modern 1-bedroom in a downtown high-rise often ranges **Rp 6–10+ million** monthly, while larger 2-3BR luxury units (in buildings like Thamrin Residence or Anandamaya) can command Rp 15–25 million/month or more, depending on facilities. That said, there are a few budget-friendly finds: studios in older complexes on the city fringes (e.g. Kemayoran or Pasar Baru) might go for **Rp 2–3 million/month** – but these are rare and go quickly. Most professionals relocating here should budget on the higher side for rent due to Central Jakarta's premium location.

**Purchase Prices:** Buying property in Central Jakarta also comes at a premium. The city's **CBD area averages around IDR 52.9 million per square meter** for strata-title apartments as of early 2025. This is the highest in Jakarta (roughly USD \$3,200 per m<sup>2</sup>). In practical terms, a 100 m<sup>2</sup> (approx. 1076 ft<sup>2</sup>) apartment in a central location could easily cost **IDR 5–6+ billion** (US ~\$330k-400k). Outside the prime CBD, prices moderate a bit; non-prime central areas might average around **IDR 27 million per m<sup>2</sup>**. Many buyers here are investors or long-time residents, so *negotiating purchase prices can be tough*. If you plan to buy, engage a trusted realtor and check legal restrictions (foreigners have some limitations on buying apartments).

**Note:** Rental contracts in Jakarta often require **paying 1 year upfront**. Be prepared for that lump sum or work out a monthly payment arrangement (some landlords now accept 3-6 month payments or credit card installments). Also, factor in utility bills and monthly maintenance fees (service charge) – upscale apartments in Central can add a few million rupiah per month for these.



## Access to Public Transport



Central Jakarta is **well-served by public transportation**, which is a lifesaver given the traffic. Commuters have multiple options:

- **MRT (Mass Rapid Transit):** The North-South MRT line currently runs from *Bundaran HI (Central)* southward to Lebak Bulus (South). This line, opened 2019, lets you zip from downtown to South Jakarta in ~30 minutes. Within Central, key MRT stops include Bundaran HI and Dukuh Atas, which connect to business areas and other transit. (An extension further north to Kota is under construction, expected by 2027, which will greatly improve North-Central connectivity.)
- **TransJakarta Buses:** Central Jakarta is the hub of the **TransJakarta BRT** network. Corridor 1 (Blok M–Kota) traverses Central along Sudirman-Thamrin, and many other lines crisscross the area (e.g. Corridor 2 through Harmoni). Dedicated bus lanes mean relatively quick trips. For instance, a ride from Monas to Blok M (South) or to Pulogadung (East) is straightforward on these buses. A transit card is cheap and routes run nearly 24/7.
- **Commuter Rail (KRL):** Several major train stations are in Central Jakarta: **Gambir** (for intercity trains), **Juanda**, **Tanah Abang**, and **Senen/Jatinegara** (just on the border with East). KRL trains connect Central Jakarta to suburbs like Bogor, Depok, Bekasi, and Tangerang. If you plan to live in Greater Jakarta and work in the center, KRL is an option (though expect it to be packed during rush hours).

- **LRT:** The **Jakarta LRT** currently has a line from *Velodrome (East Jakarta)* to *Kelapa Gading (North)*, skirting eastern Central Jakarta at *JiExpo Kemayoran* and *Senayan* (planned). The *new Jabodebek LRT* launched in 2023 connects suburban Bekasi/Cibubur with **Dukuh Atas station in Central** – handy if you live in East Jakarta outskirts or beyond.
- **Roads & Others:** Central Jakarta has many main roads and toll road access (the ring road entrances at Senayan and Cempaka Putih). Taxis and ride-hailing (Gojek/Grab) are plentiful – a quick ojek (motorbike taxi) can weave through traffic for short trips. Walking is possible in some areas thanks to recent sidewalk improvements (e.g. along Sudirman-Thamrin). Still, expect heavy traffic at peak times; using public transport or living near your office is key to a sane commute in Central.

## Coworking Spaces and Corporate Hubs



As the downtown core, Central Jakarta is dotted with **office towers and coworking hubs** ideal for professionals. The “**Golden Triangle**” of Thamrin-Sudirman-Kuningan (much of which lies in Central) is Jakarta’s premier corporate zone, hosting banks, government ministries, and multinational HQs. Notable corporate hubs in Central include: **Thamrin CBD** (offices like UOB Plaza, Bank Indonesia, etc.), **Sudirman** (e.g. BNI 46 Tower, one of the tallest in the skyline), and **Menteng** (which has many NGO and agency offices in converted colonial buildings). For entrepreneurs and remote workers, **coworking spaces** are plentiful. You can find branches of **WeWork, GoWork, Regus** and local coworking firms in central malls and buildings – for example, WeWork and GoWork have spaces around Sudirman-Thamrin. These offer hot desks, private offices, and networking events, which can be great for newcomers.



Some popular coworking spots in Central: *GoWork at Menara Rajawali*, *JustCo at The Plaza Office Tower*, and *Concrete Co-working in Menteng*. If your company doesn't provide an office, these spaces are excellent for productivity and meeting other professionals. **Corporate amenities** in Central are top-notch – think five-star hotel business centers, conference venues (Jakarta Convention Center is just on the central border), and private clubs for networking (like the Jakarta Business Club in Thamrin). Being in Central, you're in the middle of the action for business events, trade expos (often at JIExpo Kemayoran nearby), and after-work meetups.

## Cafés, Gyms, Parks, and Schools



Source: [jakarta-tourism.go.id](http://jakarta-tourism.go.id)

Despite the urban density, Central Jakarta offers a robust city lifestyle with plenty of conveniences:

- **Cafés & Dining:** You'll never run out of food options. From legendary street food stalls in **Sabang Street** (try Nasi Goreng and satay at midnight) to high-end restaurants in **Menteng**, Central caters to all tastes. Popular hangouts for professionals include coffee shops in Menteng (like *Trafique Coffee* or *Giyanti Coffee*), rooftop bars around Thamrin (e.g. SKYE at Menara BCA), and food courts in malls. Don't miss the nightly food market at *Jl. Pecenongan* – famous for street eats and late-night supper.
- **Gyms & Fitness:** Many apartment buildings and hotels have gyms open to members. There are also standalone fitness centers (Fitness First, Celebrity Fitness) in malls such as Plaza Indonesia and Grand Indonesia. Boutique studios for yoga, spin, or CrossFit can be found in Menteng and Thamrin



as well. For outdoor exercise, Car Free Day on Sundays shuts down the main Sudirman-Thamrin avenue for joggers and cyclists – a great way to get some fresh air in the city center.

- **Parks & Greenery:** Green space is limited, but there are a few oases. **Merdeka Square** around Monas is essentially a huge park (good for morning runs). **Taman Suropati** in Menteng is a small park popular for weekend music groups and relaxing under trees. **Taman Menteng** is another nicely landscaped park with a futsal field and greenhouse – you’ll see families and expats walking dogs there. Also, *Lapangan Banteng* park near Pasar Baru has been beautified, featuring a fountain show and jogging track. While Central is hardly “green,” these pockets help. Plus, living in Central, you’re not far from larger green areas in other regions (for instance, Ragunan Zoo’s park in South is a 30-min drive off-peak).
- **Schools & Education:** If you’re moving with family, note that most **international schools** are not in Central (they cluster in South Jakarta). However, Central has some excellent local and private schools. For example, **SMAN 4** and **Kanisius (Canisius) College** in Menteng are top-ranking high schools. **Jakarta International School (JIS)** is in South, but **Australian International School (AIS)** has a Thamrin campus for early years, and **Mentari** and **HighScope** have preschools in the area. There are also specialized institutes (language centers, training centers) around Central which might be useful for professional development or if your spouse seeks work (e.g. @America cultural center in Pacific Place holds free events). For everyday needs, Central has plenty of daycare centers and courses for kids (piano lessons, tutoring, etc.) given the many working families living here.

## Pros and Cons of Living in Central Jakarta

### Pros:

- **Unbeatable Location:** You’re *minutes away from offices, banks, and government buildings*. Commuting is minimal if you work in the downtown/CBD area – a huge quality-of-life boost in traffic-heavy Jakarta.
- **Excellent Amenities:** Central Jakarta houses luxury malls (Plaza Indonesia, Grand Indonesia), top restaurants, hospitals, and hotels. Everything from gourmet groceries to high-end salons is readily accessible. It’s very convenient for dining out, shopping, and entertainment after work.
- **Cultural and Social Hub:** Many major museums (National Museum, Galeri Nasional), theaters (Taman Ismail Marzuki arts center), and event venues are in Central. As a professional, you’ll appreciate networking events or exhibitions that often occur nearby. There’s always something happening – from art fairs to business conferences.
- **Public Transport Connectivity:** Being in the center means you are at the nexus of MRT, buses, and trains. Weekends, you can easily explore other areas or skip the car altogether. Additionally, if you travel frequently, the airport is reachable within ~40-60 minutes via the highway or rail link from BNI City station.

**Cons:**

- **High Cost of Living:** Central Jakarta is one of the most expensive areas in the country. Housing, dining, and even parking rates are premium. For instance, apartments near business centers average above Rp 6 million in rent (considerably higher than other areas). Expect to pay more for groceries at upscale supermarkets and services in this district.
- **Traffic and Noise:** The roads in Central Jakarta are heavily congested during rush hours (and often beyond). Main arteries like Sudirman and Thamrin see gridlock by 5 PM. Noise is also part of the package – whether it's car horns, construction from new developments, or demonstrations near government offices. It's a bustling area that rarely sleeps, which can be tiring.
- **Limited Space & Greenery:** If you're dreaming of a spacious backyard or large garden, Central is not for you. Housing is mostly high-rise or dense. Parks exist but are small. Also, air quality can be poorer here due to traffic concentration. On some days, the urban heat and pollution buildup are noticeable.
- **Older Infrastructure in Parts:** While the city center has gleaming towers, it also has older utilities and some aging apartment buildings. Power outages and water pressure issues are rare but not unheard of in older residential blocks. Flooding can hit certain low-lying pockets (like around Senen or Monas) during heavy rains, although Jakarta's central flood control has improved.

**Relocation Tips for Central Jakarta**

- **Engage a Qualified Realtor:** Navigating Central Jakarta's property scene is easier with a pro. Use a trusted agent (like **Noble Asia**) who knows the area – they can find you the best deals and negotiate with landlords. Many apartments here are privately owned units; a realtor ensures you handle the lease paperwork correctly and can even help with bahasa Indonesia if needed.
- **Plan Your Housing Budget:** Because central living is costly, budget wisely. Factor in at least **10-12 months rent upfront** (unless installments are allowed), plus a **security deposit** (usually 1 month). Also account for monthly maintenance fees (service charges) and utilities. It helps to set aside an emergency fund for any unexpected expenses (e.g. if your condo parking isn't free, or if you need a water filter installed).
- **Commuter's Strategy:** If your office is in Central, living here or just on the outskirts (like Tebet or Tomang) can save hours. But if you find a better home in another region, ensure it's near an MRT or TransJakarta line coming into the center. A direct commute via transit can beat driving in rush hour.
- **Documents and Administration:** When you move to Central Jakarta, update your **local address registration** (the building management might help register you with the local RT/RW – neighborhood unit). If you're Indonesian, consider updating your **KTP address** to Jakarta; it can help with things like obtaining residential parking permits or local bank matters. Foreign professionals

should ensure their **KITAS/KITAP** is in order and report their new address to immigration if required.

- **Lifestyle Adjustments:** Embrace vertical living – many Jakartans in the center live in apartments and use delivery services for convenience. Apps for food, groceries, and laundry will make life easier (and are widely used by busy professionals here). Also, get comfortable with security procedures – most buildings have tight security (lobbies, guards, access cards). It can be a change if you're from a smaller city, but it does mean you'll feel secure in your home and office.

## **Central Jakarta FAQ**

### **Q: Is Central Jakarta a good area for young professionals?**

**A:** Absolutely – if you work in a downtown office, Central Jakarta puts you *right next door*. You'll enjoy a vibrant social scene (plenty of cafes, bars, events) and shorter commutes. The trade-off is the higher cost and smaller living spaces. Many young professionals start in Central for convenience, then later might move farther out for more space or when starting a family.

### **Q: How expensive is housing in Central Jakarta compared to other areas?**

**A:** Central Jakarta's housing is among the most expensive in the city. On average, rents here are higher than in West, East, or even some South Jakarta areas. For example, a one-bedroom in Central might be Rp 7–8 million/month in a newer building, whereas in East Jakarta the same might be Rp 4–5 million. Buying property is also pricey – the CBD average price (~Rp 53 million/m<sup>2</sup>) is about double that of outer areas. You're paying a premium for location. That said, with careful searching (or help from an agent) you can find a range of options; not every apartment is luxury – some older flats can be more affordable, just harder to find.

### **Q: What's the commute like within Central Jakarta?**

**A:** Within Central Jakarta itself, commute times are short. If you live and work in the center, you might be looking at a 10-20 minute drive or a quick TransJakarta ride. Many people even walk or use ojek for <2 km distances. However, if you're commuting *from* Central to other regions (or vice versa) during rush hour, expect congestion at the choke points leaving downtown. For instance, going south toward Semanggi or north toward Kota at 6 PM can easily take 30-45 minutes for a few kilometers. The good news: public transit options are plenty, and more improvements (like MRT extensions) are on the way.

### **Q: Are there supermarkets and everyday shops in Central Jakarta?**

**A:** Yes, you'll find everything you need. Apart from mall supermarkets (Ranch Market, Food Hall, GrandLucky, etc.), there are local markets like Pasar Menteng and Pasar Tanah Abang for fresh produce at local prices. Convenience stores (Indomaret, Alfamart) are on almost every street. Pharmacies (Apotek Kimia Farma, Guardian) and clinics are abundant too. Essentially, daily life needs are well-covered – it's the city center after all. One thing to note: for a more traditional community vibe (neighborhood warungs, etc.), Central has fewer *kampung* pockets than other regions, but areas like Johar Baru or Cikini still have those local shops and food stalls if you seek them out.

### **Q: Any special considerations for living in Central Jakarta long-term?**

**A:** One, keep an eye on **traffic rule changes** – the government often experiments with policies (like



odd-even license plate restrictions) mainly in Central areas to reduce jams. If you drive, you'll need to stay updated to avoid fines or rerouted trips. Two, Central Jakarta is generally safe thanks to a strong police and military presence, but as with any city center, be mindful of pickpockets in crowded areas and secure your apartment (most have 24/7 security anyway). Finally, cherish the convenience of central living! Make time to enjoy Monas park on a weekend morning or attend cultural events nearby – it's these perks that make the higher rent worthwhile.

# Your Jakarta Journey Begins!

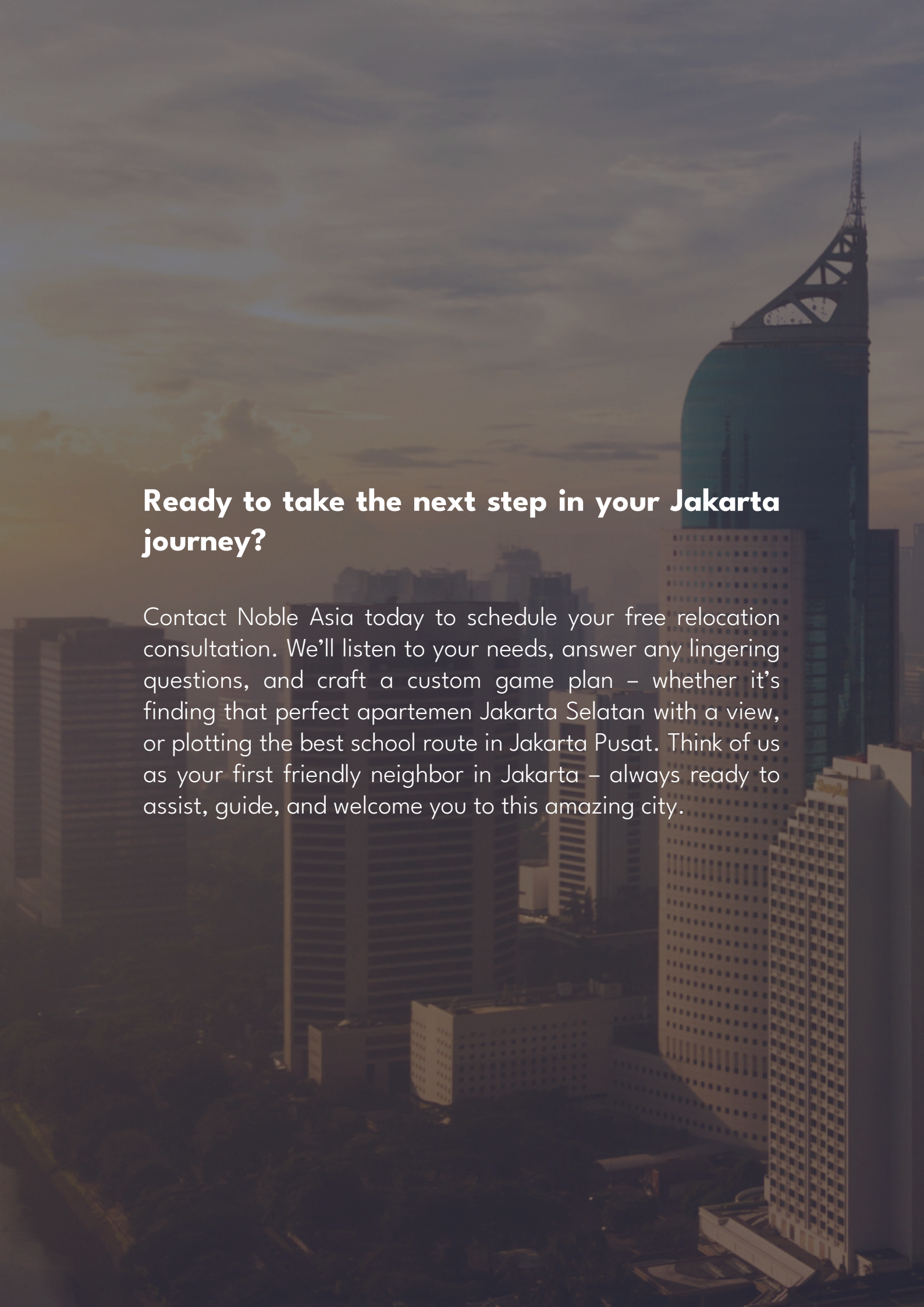
Relocating to Jakarta is a grand adventure – a chance to dive into one of Asia’s most dynamic cities and make it *your own*. This **Jakarta Relocation Starter Kit** has walked you through the five regions – **Central, South, West, East, and North Jakarta** – each with its distinct flavor, pros and cons, housing markets, and lifestyle offerings. By now, you’ve likely identified a region (or two) that resonates most with your needs and personality.

Whichever area you choose, remember that Jakarta is all about **community and exploration**. Don’t be afraid to venture beyond your neighborhood – a professional living in South can still enjoy North’s seafood weekends, and a family in East can make mall trips to West – the city becomes truly yours when you explore its entirety. Embrace the local language (learn those key phrases like *makan* for eat, and *terima kasih* for thank you), savor the street foods, and engage with the friendly locals. Jakartans are known for their warmth and humor – they’ll love sharing insider tips or a good joke once you break the ice.

A few **final practical tips** as you gear up for the move:

- **Choose a Reputable Realtor:** Especially for renting or buying property, a trusted agent (like **Noble Asia**, who specializes in Jakarta relocations) can save you time and stress. They’ll help negotiate the best deal, navigate paperwork, and ensure you avoid any pitfalls with leases or local regulations.
- **Get Your Paperwork in Order:** Before and after arriving, handle those bureaucratic must-dos – work permit (for expats), KITAS, registering your address with the local authorities (for Indonesians, update your KTP), and so on. It’s not glamorous, but it smooths out your stay. Noble Asia or your employer’s HR can often guide you through these steps.
- **Budget Smartly:** Moving cities has upfront costs – deposits, furniture, maybe a car purchase. Plan a relocation budget (our kit’s cost breakdowns can feed into this) so you’re prepared. And maintain an emergency fund for those unpredictable *Jakarta* moments (like a sudden need to replace a flooded appliance or a last-minute flight home).
- **Stay Open-Minded and Flexible:** Jakarta can be a paradox – ultramodern one moment and deeply traditional the next. Traffic might throw off your schedule, or a rainstorm might change your plans. Patience and a sense of humor go a long way. In return, this city will reward you with unforgettable experiences and opportunities for growth, both professional and personal.

Lastly, **we encourage you to reach out to us at Noble Asia**. As relocation specialists passionate about Jakarta, we’re here to help make your transition seamless. Whether you need a personalized area tour, housing search tailored to your criteria, or just have questions about daily life here, **Noble Asia’s team is just a call or message away**. We can connect you with fellow expats, provide private tours of neighborhoods you’re eyeing, and even set up meetings with residents who’ve been in your shoes. We want you to not just move to Jakarta, but *thrive* here.



## **Ready to take the next step in your Jakarta journey?**

Contact Noble Asia today to schedule your free relocation consultation. We'll listen to your needs, answer any lingering questions, and craft a custom game plan – whether it's finding that perfect apartemen Jakarta Selatan with a view, or plotting the best school route in Jakarta Pusat. Think of us as your first friendly neighbor in Jakarta – always ready to assist, guide, and welcome you to this amazing city.