



JAKARTA RELOCATION STARTER KIT

FOR PROFESSIONAL

NORTH 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 Utara 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!

North Jakarta



Source: ekaputrawisata.com

Overview and Demographics

North Jakarta (Jakarta Utara) is the city's coastal region, historically the gateway for trade and commerce via the sea. It has a population of around **1.87 million people** (mid-2024), making it the least populous of the four city regions on the mainland (only the Thousand Islands have fewer). North Jakarta's identity is shaped by the **Jakarta Bay coastline** – it's home to the main port **Tanjung Priok**, which is Indonesia's busiest seaport, as well as seaside communities and new reclaimed islands developments. Demographically, North Jakarta is diverse: there are long-established **communities of Bugis, Malay, and Chinese-Indonesians** who have lived here for generations (e.g., in Pluit, Pekojan, etc.), alongside newer upscale residents in areas like Pantai Indah Kapuk. The lifestyle bifurcates: parts of North are bustling, working-class port and industrial areas (with many laborers, shipping offices, container trucks rumbling), while other parts are luxurious and leisure-oriented (gated waterfront complexes with golf courses, fancy cafes). Key industries in North Jakarta include **shipping, logistics, warehousing**, and also fishing (lots of traditional fishermen villages like Muara Angke). There's also a burgeoning entertainment and tourism segment: **Ancol Dreamland** – a massive beachfront recreation complex with a theme park (Dufan), water park, aquarium, and beaches – is a major city attraction. North Jakarta offers a **maritime lifestyle** you won't get elsewhere in the city: fresh seafood galore, a chance to do water sports, and sea breezes (along with some sea flooding challenges at times). It's a region of contrasts: glitzy malls and modern apartments stand near historic quarters like **Sunda Kelapa old port** where schooners still dock as they did centuries ago. Overall, North Jakarta appeals to those drawn to the water and a slightly more laid-back vibe (except the port which is hectic). It's also seeing rapid development in certain zones, making it an interesting place for professionals who want to be on the frontier of Jakarta's expansion (literally, as new land is reclaimed from the sea).

Top Neighborhoods for Professionals

North Jakarta has a mix of upscale and traditional neighborhoods. Here are some notable ones for someone relocating:

- **Pantai Indah Kapuk (PIK):** Perhaps the most buzzed-about neighborhood in North Jakarta in recent years. PIK is a planned luxury enclave near the coast, filled with **modern housing estates, swanky cafes, restaurants, and a huge new mall (PIK Avenue)**. It's become a hangout spot for Jakarta's young and affluent, sometimes dubbed "Jakarta's second Pantai Indah (beautiful beach)" ironically since the actual beach is mostly mangroves. For professionals, PIK offers high-end apartments (like Gold Coast complex) and houses in gated clusters. It's clean, green, and feels almost like a different city. A lot of entrepreneurs and executives live here for the lifestyle – jog/bike by the waterfront in the morning, then drive to work (though if work is in central, commute can be 45+ min). PIK also has offices in **Golf Island** area as it's developing a small CBD. If you prize a trendy, suburban-feel life with beachside vibes, PIK is top.
- **Kelapa Gading:** An established middle-to-upper class neighborhood, often jokingly called a "city within a city". Kelapa Gading in North-East Jakarta is known for its **foodie scene** (streets and streets of restaurants), and three big malls (Mall Kelapa Gading 1,2,3, MKG is a shopping paradise). Many professionals who grew up in North Jakarta choose to live here as it's safe, self-sufficient, and relatively well laid out. There are lots of **apartments and townhouses** now (e.g., Gading Mediterania apartments, The Summit, etc.). Traffic within Gading can be heavy but living and

working here (if your office is local) is convenient. It's not near the port, so environment is more residential. The Jakarta LRT also starts here (with 6 stations in KG), linking to Rawamangun – a plus for connectivity. It's great for families too with many schools and a waterpark (Atlantis) nearby. If your work is in North/East, Kelapa Gading is a fantastic home base.

- **Pluit and Muara Karang:** These areas are in the northwest, near the old coastline. **Pluit** is an older upscale area with a mix of luxury apartments (like Pluit Sea View, CBD Pluit) and large homes. It had flooding issues historically but many developments now elevated and improved drainage. Pluit has Pluit Village Mall and is close to **Pantai Mutiara** (a gated marina community, where some elite homes with private piers are). **Muara Karang** is adjacent and famous for its seafood market/restaurants – a bit more low-rise and busy. Professionals like Pluit for being near toll roads (quick to CBD via toll) and near the coast. If one works in the port or in West Jakarta, Pluit is strategically located. You get great seafood, and also a strong Chinese-Indonesian community vibe (meaning lots of good eateries, temples, etc.).
- **Ancol / Sunter:** **Ancol** itself is mostly recreational (with Ancol Dreamland and some resorts), but there are residential pockets around it, including high-rise condos (Ancol Mansion, etc.) that offer sea views. Living by Ancol means quick access to the beach and golf course, which some find appealing. **Sunter** is a middle-class neighborhood built around Sunter Lake. It has some offices and industry but also many residences. Sunter's lakeside has been beautified recently (for Asian Games athletes' village was nearby). There are decent apartments (e.g., Metro Sunter) and the area is known for many international schools' presence (like Jubilee School). It's a comfortable area if you work around North/Central (Sunter isn't far from Kemayoran area which houses some offices and expo center).
- **Kota Tua & Menteng Dalam of North:** Wait Menteng Dalam is South – skip that. For a more artsy or historic atmosphere, living near **Kota Tua (Old Town)** isn't common (no many modern residences, mostly commerce), but someone might find a loft in converted shophouse for a unique vibe. More realistically, **Bandengan or Pekojan** have some new apartments for mid-range budgets, placing you near the historic district. Unless you love history, most pros stick to more developed areas listed above.

One more to mention: **Clinging/Marunda** areas are far north (near port) – mostly industrial or lower-income housing, not typically chosen by relocating professionals except those working at port who want to be super close (even then, likely they prefer Pluit or PIK and commute).

Each area in North has its own micro-culture. PIK and Kelapa Gading are the hot spots for a modern lifestyle. Pluit/Sunter are comfortable established zones. Choose based on your work location and whether you fancy coastal living or not.

Average Rental and Purchase Prices

North Jakarta spans from some of the priciest new developments to very affordable older areas, so costs vary:

Rental Prices: In the upscale enclaves like **PIK**, rents can rival South Jakarta. For instance, a new 2BR apartment in PIK (Gold Coast or Sedayu Suites) might run **IDR 8–12 million/month**, and houses in gated PIK clusters often rent for **IDR 15–25+ million** (especially large ones). It's high due to demand for that trendy area. **Kelapa Gading** is more moderate: you can rent a nice 2BR in Gading for ~Rp 5–7 million (e.g., at Gading Nias Residence, which sometimes even has studios for Rp 2–3m). Houses in Gading might be around Rp 8–15 million depending on size and exact location. **Pluit** apartments like *Green Bay Pluit* had small studios starting super low (Jendela360 noted possibly Rp 1.2m for lucky find, which is extremely cheap but likely for a tiny unit); realistically, one-bedrooms in Pluit Sea View or Green Bay might be Rp 3–5m. Houses in Pluit and Sunter range widely – an older 3BR house might be Rp 6–8m, whereas a renovated one in a nice block can be Rp 12–18m. **Sunter** apartments (e.g., *Sunter Park View*) are quite affordable, with many units under Rp 4m. Notably, **older flats in North** like in Kemayoran or around ports can be very cheap but might not meet expectations for a professional in terms of comfort. Meanwhile, **Ancol area** condos are mid-high range (sea views come at a premium: expect >Rp 8m for larger units). Also consider that some North areas occasionally offer slightly lower rent due to past flooding issues as caution; however, many have addressed those. On the whole, North Jakarta median rents are higher than East but lower than South – but places like PIK skew high. If budgeting, you can find deals (like a studio in Kelapa Gading or Pluit for ~Rp 3m, which is a steal for city living).

Purchase Prices: North Jakarta has some of the priciest land (in PIK, land prices per m² soared above IDR 30–40 million easily, even hitting 60m for prime commercial spots). Apartments in prime North areas: **Colliers data classifies PIK/Pluit as non-prime, likely ~IDR 27 million/m²**, but in reality new PIK builds often launch higher due to hype (maybe 35–40m² for high-end towers). Kelapa Gading apartments average IDR 20–30m/m² for mid-range. Buying a house: older houses in places like Sunter or Pluit can be comparatively affordable – perhaps IDR 2–4 billion for a decent size (since those are leasehold often). But PIK houses (freehold, newer) can be very expensive (IDR 5–15 billion not uncommon). There's also **Pantai Mutiara** with its villas and private berths which are multi-million dollar properties. On the lower end, one can buy small flats in older buildings like Gading Nias for under IDR 500 million, making North one of the few regions with sub-\$50k property options. For investment, rental yields in areas like Kelapa Gading are decent due to constant demand from families and students.

Overall: If renting, North Jakarta gives you many tiers: from budget to luxury. If buying, know that PIK is a hotspot so it's pricey but potentially good investment due to development; Kelapa Gading is stable, Pluit/Sunter moderate with some room for appreciation if infrastructure improves (flood mitigation, etc.). For relocation budgeting: you could easily find a comfy 2BR below Rp 6m in many North areas except PIK – which is a good deal compared to downtown. So, adjust your housing choice to match lifestyle vs budget.

Access to Public Transport



Source: detiknews

North Jakarta's transit revolves around the older networks, with new additions on horizon:

- **TransJakarta Buses:** Several corridors serve North:
 - **Corridor 9** (Pluit – Pinang Ranti) starts in Pluit (Northwest) and goes to East. Great for those in Pluit, it connects through the city.
 - **Corridor 12** (Pluit – Tanjung Priok) basically runs along the coastal road, linking Pluit, Ancol, up to Priok port.
 - **Corridor 5** (Kampung Melayu – Ancol) connects central-east to Ancol in North, good for folks in Kelapa Gading (via Pulo Gadung connect) or Rawamangun to reach Ancol.
 - **Corridor 10** (Cililitan – Tanjung Priok) cuts North-South, hitting places like Sunter, Priok.
 - Many feeders and cross-city routes emanate from **Tanjung Priok terminal** and **Pulo Gadung terminal** bridging to central and other areas. For example, there's a cross route from Priok to PIK.
 The bus lanes in North sometimes face intrusions (esp. in port area by trucks), but they still save time. If you work in downtown and live in Kelapa Gading or Pluit, a combination of feeder bus to TJ busway can be viable.
- **Commuter Rail (KRL):** North Jkt has the **Jakarta Kota Station** (historical main station) which is end of line for many KRL routes (Bogor line, Bekasi line). Also **Tanjung Priok Station** has a line (an offshoot from Kemayoran) but it's underutilized and not frequent. If you're in North, you can take

KRL from **Ancol or Kampung Bandan** (for those at PIK/Pluit, nearest is Kampung Bandan) to go south into city. From Kampung Bandan you can catch loop line to Tanah Abang etc. It's doable but not super convenient unless you live very near a station (like folks in Kota/Glodok area).

- **MRT:** Phase 2 of the North-South MRT is under construction (from Bundaran HI up to Kota, then to Ancol in Phase 2B). By ~2028, we expect MRT to reach **Kota Tua** and then eventually **Ancol Marina**. This will revolutionize North's connectivity: someone in Ancol can MRT to Thamrin easily. Not here yet, but coming. Also, there's plan for a West-East MRT later which might cross North parts (Tanjung Priok to Kalideres maybe), but that's conceptual.
- **LRT:** The existing **Kelapa Gading – Rawamangun LRT** is fully in North (Kelapa Gading) and East. It's a short line but for Kelapa Gading residents, it provides a quick hop to Rawamangun (and eventually integration to other lines going downtown). There are 6 stations in Kelapa Gading so it covers that area well. Also, the **Jabodebek LRT** doesn't reach North yet (ends at Dukuh Atas Central).
- **Roads and Highways:** North Jakarta has the **Inner Ring Toll** passing through (with exits at Ancol, Kemayoran, Pluit). It also has the **Outer Ring (JORR)** starting from Kamal Muara (near PIK) connecting eastwards to Soekarno-Hatta airport and Bekasi via a northern arc. So driving can be direct: e.g., Pluit to Kuningan via toll ~30 min off-peak. But heavy trucks to port use tolls too, causing wear and slowdowns at times. PIK has new access tolls (JORR II) making it faster to go to West Jakarta or Tangerang.
- **Regular roads:** **Jalan RE Martadinata** (coastal road) and **Jalan Gunung Sahari** (inland north-south) are main arteries. They can flood occasionally in extreme rains (though pumps in Ancol help now). Traffic in North can get congested especially around Pluit CBD, Kelapa Gading main street (Blvd Kelapa Gading), and near ports. However, compared to South/Central peak jams, North's jams are often slightly less random – except if there's a port backlog, then trucks can cause gridlock near Priok.
- **Water Transport:** Not daily transport but unique to North: you can take boats from **Marina Ancol** to the **Thousand Islands** for weekend getaways. Also, there's talk of water buses along canals but nothing mainstream yet.
- **Airport:** Soekarno-Hatta Airport is actually in Tangerang (west), but from North (Pluit/PIK) you can reach it faster than from south – via **Pantai Indah Kapuk or Pluit toll**, it's maybe 20-30 minutes off-peak. That's a big pro for frequent travelers.

In short, North Jakarta's current public transit is moderate – heavily reliant on TransJakarta and some commuter lines. But the near-future promises MRT connectivity. If you settle near a TransJakarta hub or Kelapa Gading LRT, you can minimize car use. Many North Jakartans do drive though, given the spaced-out nature of things (especially those in PIK or Pantai Mutiara – likely you'll have a car for errands or rely on taxis).

Coworking Spaces and Corporate Hubs



Source: ashleyhotelgroup.com

North Jakarta has specific business zones and gradually growing remote work facilities:

Corporate/Business Hubs:

- **Port & Logistics:** The area around **Tanjung Priok Port** is a hub for shipping companies, logistics firms (like Maersk, Pelindo offices) and related business. If you're in maritime or oil & gas support, likely your office or client visits take you here.
- **Ancol – Mangga Dua – Kemayoran:** This band has many offices: **Kemayoran** houses some government and expo-related offices. **Mangga Dua** is a huge wholesale trading area (ITC Mangga Dua etc.), so many trading companies HQ here. The **Sunter** area also has some corporate presence (e.g. Panasonic HQ, automotive companies).
- **Pantai Indah Kapuk** is emerging with new office towers in PIK 2 (across the new bridge). It's still mostly retail and residential, but developers are marketing it as a new CBD. Time will tell if major companies relocate there – perhaps some startups or companies with young workforce might, given lifestyle appeal.

- **Kelapa Gading** has a pocket called **Boulevard Kelapa Gading**, with office buildings catering to local businesses. Also, **Pulomas** (just on North/East border) has an office complex.
- **Pluit and Muara Karang** have a lot of **shophouse offices** – many SMEs, import/export businesses, and creative agencies operate out of ruko (multi-story shophouses). It's not big skyscrapers, but a dense entrepreneurial scene. For example, many of Jakarta's digital startups initially had offices in ruko in Pluit or Muara Karang because founders lived there.

Coworking Spaces:

- *CoHive PIK* – CoHive opened a branch in PIK Avenue mall for coworking (not sure post-2020, but likely some coworking exists in PIK).
- *GoWork Kelapa Gading* – A branch exists in Mall Kelapa Gading 3, providing coworking in that area.
- *Regus at Pluit* – There's likely a Regus or two in North (maybe in Pluit or in an office tower near Mangga Dua).
- Many smaller local coworking spots: e.g., *Cluster** (just an example name) might open in Kelapa Gading or Sunter for local entrepreneurs.
- Additionally, some cafes in PIK and Kelapa Gading explicitly cater to remote workers (with power outlets, fast Wi-Fi); effectively serving as coworking-lite.

North Jakarta also has a creative undercurrent: with its rich culture and food, some creative professionals choose to set up studios here (cheaper rent than south). So you find boutique design agencies in shophouses, small IT companies in Gading, etc.

If you're a professional relocating to work remotely, North Jakarta's coworking network is not as big as South's, but you won't be without options. And if your job is physically at a company, you might be at one of the hubs above.

One unique plus: if you need to do business with government or attend trade expos, **JIExpo Kemayoran** is in North/Central border – quite convenient from areas like Sunter or Ancol. Also, if your work intersects with international trade, being near the port or warehouses in North might reduce travel.

Cafés, Gyms, Parks, and Schools

Source: [getlost.id](https://www.getlost.id)

North Jakarta offers a vibrant lifestyle with sea-inspired recreation and urban comforts:

- Cafés & Dining:** North Jakarta is a **culinary haven**, especially for seafood. **Muara Karang Seafood Market:** by evening, the area turns into a street of seafood restaurants where you pick fresh fish, crabs, etc., and have them cooked – a must-try experience. **Pantai Indah Kapuk** has arguably the highest density of trendy cafes, dessert shops, and international eateries in Jakarta right now – it's famous for its Instagrammable food spots from bubble tea to burgers. The **PIK 2 Seaside** area even has a new Chinatown-esque food street (Pantjoran PIK) with dozens of Chinese-Indo food stalls. **Kelapa Gading** was historically the "food district"; places like Jalan Boulevard Raya have everything from Padang restaurants to sushi to craft coffee (e.g., Six Ounces Coffee, a local favorite). **Pluit** and **Sunter** also have plenty of restaurants and some cozy cafes (Pluit has a large Chinese community, so you find great dim sum and Chinese pastry shops). Malls like **Baywalk Mall (Pluit)** and **Mall of Indonesia (Kelapa Gading)** host nice dining, often with water views in Baywalk's case. In short, you won't lack diverse food – from spicy seafood by the sea, to upscale dining at PIK's golf island, to streetfood like **Bakmi Keriting Gading** (famous curly noodles). For nightlife, North has a few bars/lounges (some beach clubs are popping up in PIK beachfront). Ancol also has seaside dining like Bandar Djakarta (big seafood resto). So, plenty to tickle the taste buds and enjoy evenings by the water.

- **Gyms & Fitness:** Many North Jakartans are fitness enthusiasts – evidenced by the cycling trend in PIK and car-free mornings. **Gyms:** there’s a Fitness First in Kelapa Gading, Celebrity Fitness in Mall of Indonesia and Baywalk Mall, and Gold’s Gym in Mall PIK Avenue – all the major chains are present. For specialized fitness: **PIK** has stuff like CrossFit gyms, Muay Thai studios, yoga studios – often catering to younger crowd. **Sunter & Ancol** have sports clubs: e.g., **Sunter Lake** area is popular for jogging and there’s a wakeboarding park on Sunter Lake for the adventurous. **Golf:** North has **Pantai Indah Kapuk Golf Course** (high-end, beautiful course by the sea) and **Ancol Golf Course**. If you sail, **Jakarta Sailing Club** at Ancol might interest you. Water sports at **Ancol** (jet ski rental, etc.) are available. So, a unique fitness advantage is water-sport access. Additionally, **the beach and ocean** themselves – folks do morning runs on the PIK mangrove park trails or cycle along the new PIK seawall route which is scenic. **Gyms in apartments:** many condos like Gold Coast PIK or Regatta in Pluit have their own decent gyms and pools, so you might rely on that. And of course, the ubiquitous futsal/badminton courts in nearly every neighborhood for team sports.

- **Parks & Greenery:** While North Jakarta is more urban, it does have notable open areas:
 - **Ancol Beach & Park:** Inside Ancol Dreamland, there are public beaches (with jogging tracks), green lawns, and an art market area. It’s a go-to for an evening walk by the ocean (small entry fee to Ancol though).
 - **Allianz Ecopark (Ancol):** A large ecological park inside Ancol with bike rental, swan boats, and walking trails – great for picnics or exercise away from traffic.
 - **Mangrove Forest PIK:** A protected mangrove conservation area where you can take a short hike on wooden pathways, do a mangrove tour by boat, and even kayak. It’s a little natural oasis; educational and refreshing.
 - **Pluit City Park (Taman Kota Pluit):** This used to be a reservoir that was revitalized into a park. Now people jog, do aerobics, and families come in mornings. It’s a success story of urban greening.
 - **Sunter Lake (Danau Sunter):** Not exactly a park, but around the lake they have pedestrian walks and often water sports competitions. In 2018 they famously did a “Lake Sunter battle of the burgers” event to spur cleanliness. It’s relatively cleaner now and you can enjoy the lakeside breeze.
 - **Pantai Maju & Indah (PIK2):** Newly reclaimed islands at PIK have publicly accessible waterfronts with parks, bike lanes, and the longest beachfront in Jakarta (artificial but nice for sunset). People already flock there on weekends to cycle or just hang out by the sea.
 - **Historical sites:** While not green, Kota Tua has a plaza where you can relax (and it’s car-free). Also, **Sunda Kelapa Old Port** is like stepping back in time among the tall-masted pinisi ships – a different kind of “park” for photographers and history lovers.

- **Water adventure:** If you consider the Thousand Islands (Pulau Seribu) as an extension of North Jakarta – a short boat ride can take you to pristine beaches and snorkeling spots. That’s the ultimate weekend park for a North Jakarta resident: island hopping!
- **Shopping & Entertainment:** North Jakarta’s malls are among the best. **Mall Kelapa Gading** is comprehensive and has La Piazza for events. **PIK Avenue** and the upcoming **PIK 2 Mall** serve luxury shoppers. **Emporium Pluit** and **Pluit Village** cater to daily needs. **Mangga Dua** is heaven for cheap electronics, fashion, and everything under the sun at wholesale prices (though chaotic). **MOI (Mall of Indonesia)** in Kelapa Gading is known for family entertainment (there used to be a theme park inside). For entertainment: **Dufan (Dunia Fantasi)** in Ancol is Indonesia’s version of Disneyland, with roller coasters and attractions – living in North, you can go there off-peak easily (perhaps even consider an annual pass for quick fun trips). There’s also **SeaWorld Ancol** (aquarium), **Ocean Dream Samudra** (dolphin show), and **Atlantis Water Adventure** (waterpark) – basically a trove of entertainment in Ancol. Cinemas: there’s CGV or XXI in nearly every mall mentioned, plus specialty ones like **FLIX Cinema in PIK**. If you like bowling, **Ancol Bowling** is a classic spot. For nightlife, aside from PIK bars, the **Colosseum Club** near Kota is one of Jakarta’s biggest nightclubs (if that’s your scene) and **Dragonfly** is not far in Gatot Subroto. But many from North actually drive to SCBD for high-end nightlife. Still, North’s own recreation quotient is high – arguably you’ll have more variety for weekend fun staying in North than those in South (zoo vs theme park trade-off).
- **Schools & Education:** North Jakarta has some strong schooling options. **International schools:**
 - **Jakarta Intercultural School (JIS)** doesn’t have campus in North, but **Singapore International School (SIS Kelapa Gading)** is a known one.
 - **Bina Bangsa School** (Kelapa Gading & Pluit) – offers Cambridge curriculum, popular among local Chinese-Indonesian families.
 - **Beacon Academy** (PIK area) – an IB school that relocated near PIK.
 - **Penabur International Kelapa Gading** – top private Christian school.
 - **Jubilee School** (Sunter) – bilingual national-plus school often with expat kids.
 - Also, **Mahatma Gading**, **NSP** are other bilingual schools in Kelapa Gading.
 - If Japanese expats, there is **Jakarta Japanese School** (but that’s in South).
 - The **German School** moved to BSD, but small German curriculum exists in North’s Beacon.
 - For younger kids, plenty of preschools (Kinderland, etc., in Kelapa Gading).
- Essentially, if you have children, Kelapa Gading is an education hub. Pluit and PIK also have good schools, but many PIK residents send kids to school in Kelapa Gading or to **Sekolah Pelita Harapan**

(SPH) in Lippo Karawaci (using school bus).

Universities: **Universitas 17 Agustus 1945 (UTA'45)** is in Sunter, **Buddhi Dharma University** in PIK area, and you have relatively easy access to central unis like UI Salemba or Trisakti by toll. Also, **Politeknik Negeri Jakarta** (state polytechnic) has a branch in North.

In terms of daily routines, family expats in North often find a tight-knit community via school networks. Many Chinese-Indonesian families in North speak English well, so if you plug into say Bina Bangsa or Jubilee's parent circle, you won't feel isolated.

Pros and Cons of Living in North Jakarta

Pros:

- **Coastal & Leisure Lifestyle:** North Jakarta is the only part of the city by the sea, giving unique lifestyle perks. You can enjoy sea breezes, weekend beach outings to Ancol or even short trips to islands. There's something rejuvenating about being near water – morning runs by the bay or seafood dinners by the sunset can be daily reality. It's great for those who love a mix of city and nature (water).
- **Seafood and Cuisine Heaven:** If you're a food lover, especially of seafood, North Jakarta will spoil you. Fresh fish, prawns, crab – you name it, you'll get it fresh off the boat. The variety of food is immense, with strong cultural influences making the food scene rich (Betawi, Chinese, Sundanese, etc. all present). Also for international tastes, PIK's got all the trendy global foods covered. Essentially, you'll likely discover your favorite restaurants are in North Jakarta!
- **Entertainment and Activities:** From theme parks to water sports to golf, North Jakarta offers recreation that other regions don't within such close reach. If you have kids or enjoy active weekends, having Ancol or PIK parks nearby is a boon. Also, socially, PIK and Kelapa Gading are vibrant – lots of cafes, events, car free days (Kelapa Gading often has events on Boulevard). It's hard to get bored living here with so many accessible hobbies (fishing, sailing, skateboarding in Pantai Indah Kapuk, etc.).
- **Infrastructure Improvements:** North Jakarta used to have a reputation for floods and aging infrastructure, but the government has invested a lot here. Flood canals, sea walls, and reclamation projects are changing the landscape. For example, Pluit used to flood, but after the Pluit Lake revitalization and pumps installed, it's far less frequent. Roads have been widened in PIK and Marunda for port traffic easing. With MRT coming to North and LRT in Kelapa Gading, connectivity is only getting better. So you stand to benefit from these upgrades – property values likely rising, and daily life more convenient.
- **Close to Key Transport Nodes:** If you or your work connect overseas, being in North places you relatively closer to the international airport (especially from Pluit/PIK via toll ~20-30 min). Also, the main port (if you deal with logistics) is right there – can save travel time for port visits. Additionally,

if you plan any travel to islands or want to take cruise/ferry one day, that's at your doorstep. Proximity can mean more spontaneity for quick getaways ("Hey, want to go to Pulau Seribu tomorrow? Sure, short drive to Ancol marina in morning.").

Cons:

- Flooding and Land Subsidence:** Despite improvements, parts of North Jakarta are low-lying and still at risk. During extreme rain or high tides, areas like **Muara Baru, parts of Pluit, Ancol, Kampung Bandan** may experience flooding. It's mitigated in many residential zones now, but climate change and land subsidence (from groundwater overuse) mean it's an ongoing battle. Seeing water pumps and seawalls is part of life; one might need to be ready with sandbags or evacuations in a rare worst case (like early 2020 floods). Many areas are safe though – PIK, Kelapa Gading (used to flood but now improved drainage). It's crucial to pick housing with flood history in mind.
- Industrial and Traffic Congestion:** The presence of the port and many industries means lots of trucks on the roads at certain times. Routes like **Jl. Yos Sudarso** can be jammed with container trucks, slowing commutes and causing wear on roads (potholes from heavy vehicles). Also, industrial areas mean sometimes worse air quality in pockets (e.g., if you live near a factory zone or the port, occasional smog or odor might happen). North's traffic can be unpredictable if there's port congestion or an event at Ancol – you might see unusual jams. So, commuting might require planning (timing to avoid when trucks leave port, etc.).
- Distance from Central Business District:** If you work in say SCBD or Mega Kuningan, living in far north (like PIK) can be a long commute. Even with tolls, rush hour can push an hour plus. Some professionals solve this by leaving early or coming back late to miss peak, but if you have to keep 9-5 hours, prepare for traffic or consider a part of North closer to center (like Sunter or Ancol). Also, spontaneously meeting friends in Senayan after work is tough if home is in North – you'll have to either fight traffic or just hang around downtown till later. There's some social separation; many expat or upper-class social circles are South-centric, so you might feel a bit out of the loop unless you actively invite people up to PIK or Kelapa Gading (which is happening more now, to be fair, because of the great restaurants!).
- Mosquitoes and Heat:** Being coastal and with many waterways (canals, lakes), some areas in North can have more mosquitoes – nothing crazy, but it's a thing to manage (use repellent, ensure no stagnant water around home). And it's slightly more humid due to the sea. The flipside is it's a tad cooler by a couple degrees because of sea breeze at times. But certain zones like Pluit have historically had dengue fever cases due to water bodies; ensure pest control.
- Fewer International (Western) Schools:** If you are a family with kids needing, say, IB curriculum international school, choices in North are limited. You might end up driving to South (JIS) or to BSD (British School) daily, which is far. There are good bilingual and national-plus schools as mentioned, but if you specifically want, for example, an American curriculum or European school, none are in North. That means either compromising or being ready for school bus journeys. Similarly, certain expat services (like specialized medical clinics – e.g., SOS Medika is in South, not North) will need a trip. It's manageable but a consideration – you don't have a "little expat bubble" in North like

Kemang or Cipete where all services are nearby.

Relocation Tips for North Jakarta

- **Pick the Right Sub-district:** North Jakarta is diverse. If you work in Central (Thamrin etc.), maybe choose **Sunter or Ancol** – closer and less commute. If your job is near the airport or West Jakarta, **Pluit or PIK** give best access. If you want vibrant community life and don't mind a moderate commute, **Kelapa Gading** is fantastic. For port-related work, **Pluit or Sunter** cut travel. Identify priorities: commute vs. lifestyle vs. housing space, and pick accordingly. Visiting at different times is key: see PIK on a Sunday (crowded with visitors) vs a weekday (quiet), see Kelapa Gading during a rainstorm (to verify drainage). These recces help calibrate expectations.
- **Prepare for Weather & Tides:** Stay vigilant in monsoon season (Dec-Feb). Have an **emergency kit** (flashlights, portable charger, some non-perishable food, first-aid) in case of floods or power outages. Many North residents invest in **water pumps** if in a house, or at least store important stuff off ground level. Subscribe to flood warning apps or follow **BPBD DKI (Jakarta Disaster Management)** on Twitter for tide and weather alerts. It sounds scary, but often just precaution is enough and nothing big happens. If your area is known safe (like PIK's new reclamation has high elevation), relax. But I always say: keep a pair of rubber sandals at office and home during rainy months just in case you need to wade a bit.
- **Explore Off-Peak Attractions:** Enjoy North's attractions at the right times. Eg: go to **Ancol** on a weekday evening – you'll have beach almost to yourself and beautiful sunset. Or hit up **PIK's food market** on weeknights to avoid weekend jam. Involve friends or colleagues in these – it will make you love your area more if you share experiences. You can become the "North Jakarta guide" for your network ("Have you guys tried seafood at Muara Karang? Let's go, I'll drive!"). Many expats rarely see these parts, so you could play host.
- **Vehicle & Transport Strategy:** North is one area where having a **car** (or motorbike) can greatly help because things are spread out. If it's in your means and you're comfortable, consider buying or renting a car, especially if you live in PIK or Pluit where public transit is less dense. Traffic in those enclaves is manageable most times (except rush). If not, rely heavily on **ride-hailing** – GrabCar/GoCar are plentiful in North due to the many residents and tourists in PIK/Ancol. There's even GrabBoat to some islands now! For daily work commute, figure if TransJakarta or KRL can work to avoid stress. Possibly do a mix: drive or ojol (bike taxi) to the nearest TransJakarta hub, then bus into town.
- **Learn Some Mandarin or Local Language:** North Jakarta has significant Chinese-Indonesian presence. While everyone speaks Indonesian, you'll often hear Hokkien or Mandarin in markets and among older folk. Learning a few phrases or at least understanding the cultural cues can endear you to the community. Similarly, local Betawi dialect is strong in northern kampungs – picking up their slang can be fun (they say "gue-elu" for I-you casually). It's not necessary, but it's a nice touch if you want to connect deeper (e.g., joking with seafood vendor in a bit of Hokkien might get you a

friendly price, who knows!). At the very least, be aware of Chinese cultural dates (Imlek/Chinese New Year, Cap Go Meh, Qing Ming) – you’ll see festivities or closures accordingly.

- **Healthcare Plan:** Scout out a good hospital or clinic near you preemptively. **RS Pantai Indah Kapuk** is well-regarded, **Mitra Keluarga Kelapa Gading** too. For any chronic conditions, find a specialist in North or someone who consults in North (many top doctors have multiple practice locations). Keep their contacts. Also note: the **air quality** sometimes by port can dip due to ship emissions; consider an air purifier at home if you’re sensitive (it helps with any city pollution really). North can also be a tad hotter; stay hydrated and maybe invest in sunshades if driving West in afternoons (sunset glare along toll can be brutal without visors).

North Jakarta FAQ

Q: How bad is the flooding problem in North Jakarta nowadays?

A: It’s a lot better than in past decades, but it hasn’t vanished completely. The city has built coastal walls, pump houses, and done river dredging that significantly reduced routine flooding. Many formerly flood-prone neighborhoods (like parts of Kelapa Gading, Pluit) saw none or minimal flooding even during recent big rains. However, extreme events (like a once-in-5-year super heavy rain coinciding with high tide) can still cause floods. When it happens, it tends to pool in the streets for a day or two, especially in lower-income or warehouse areas with less drainage. The key is micro-location: One street might flood knee-deep, while two blocks over in a newer development, it’s dry. Developers often elevate their land now (PIK is elevated ~4m above sea level with robust drainage). If you live in such a place, you might only experience the inconvenience of surrounding roads flooded, not your home. The city also has improved flood warning and response – evacuation centers are prepared, etc. In summary: typical rains, you’re fine. Only in extreme conditions might you face issues, and even that is localized. Checking the flood history with neighbors or landlord is the best bet to gauge a given property’s risk.

Q: Is the air quality in North Jakarta worse because of the port and industry?

A: It can be in certain spots, yes. Areas near the port or industrial zones can have dust or emissions. For instance, people around **Tanjung Priok** sometimes complain of particulate (from coal shipping or factories). Also, the smell of the sea plus city sewage can waft in some places if winds are wrong (like a fishy or canal odor) – not common but can happen after rain when canals flush. However, North Jakarta is also open to sea breeze, which can disperse pollution. The worst air in Jakarta is usually in traffic-choked central areas, not by the coast. Some days, you might actually get fresher air on the waterfront than in Sudirman due to wind. That said, if you live next to a busy truck route or a manufacturing plant, hyper-local air could be dusty – that’s similar anywhere. Using air purifiers indoors and having some plants can mitigate it. The government’s also moving polluting industries out gradually. So while you may occasionally smell industrial odors or get haze from port activities, many residents find it acceptable (also considering most of Jakarta has air quality issues, it’s not like South is pristine either). Check out if your area has any specific generator or chimney nearby, that’s all.

Q: Are there active expat communities or clubs in North Jakarta?

A: The expat presence in North is more scattered compared to, say, South Jakarta’s embassy circles. But it’s growing. In PIK, you’ll see many Korean, Japanese, and Western expats in the cafes and apartments – often

younger professionals or those with families in housing. Kelapa Gading too has some expat families (especially those who choose local international schools there). Formal expat clubs (like BritCham, AWA) still base events in central/south, but you might find local meetups: e.g., **North Jakarta International Moms** group on Facebook, or sports communities (I know a group of expats would do sailing out of Ancol on weekends). If you're into cycling, PIK has expat and local mixed cycling groups because the roads are great for biking in the morning. Some church communities in North also have expat members (e.g., at Cathedral in Kota or International English service in Kelapa Gading). So while there's not a "North Jakarta expat society clubhouse", you can definitely build a network: start by meeting people at your gym or school events. Also, quite a few expats live in Kemayoran area (central-north) due to its apartments like Mediterania Marina – so maybe check if any meetups happen around there. In short, the expats are there, but you might need to proactively connect via interest groups or online forums.

Q: How safe is North Jakarta, especially around the port or at night?

A: Generally, North Jakarta is as safe as the rest of Jakarta in terms of violent crime (which is low). The presence of port and some poorer areas might give it a gritty reputation, but police and port security are quite present. I wouldn't wander alone deep in the port at night as a non-local – not because of muggings per se, but it's just not meant for casual strolling (trucks, stray dogs, etc.). Tourist areas like Kota Tua can attract pickpockets when crowded – keep your phone secure when taking photos in the crowd. In places like PIK, Kelapa Gading, Pluit – these are very safe, gated areas often, and patrolled. Standard city caution applies: don't flash jewelry in a wet market, lock your car, etc. Scams or petty theft can happen (like someone might try to overcharge you because they think you're foreign in a market). Also, **traffic safety**: North has heavy vehicles – be extra cautious driving near trucks, and note that some intersections (especially in local neighborhoods) may not be well-lit. But from a personal security standpoint, I feel comfortable in North Jakarta. Even the fishing villages, while not plush, are community-oriented and not inherently dangerous. If you're into nightlife, the big clubs like Colosseum are in rougher parts of West/North, but they have tight security inside – the main risk is unscrupulous taxi drivers or pickpockets outside, so use an app ride and stick with a group. Summing up: North is not a hotbed of crime by any means; just stay aware as you would anywhere. Locals are generally friendly and helpful, especially if they see you as part of their community or a respectful visitor.

Q: What's the best part about living in North Jakarta that people might not expect?

A: The best part might be the sense of *escape within the city*. Many people think of Jakarta as all malls and traffic. But in North, you can head out to the water and suddenly it doesn't feel like a megacity. For example, an evening walk on Ancol beach or a quick boat ride to Bidadari Island on Sunday – it's mini-vacations right at home. Also, the **food** – I've had some of the most memorable meals in North Jakarta, from chili crab on a wooden table by the sea to hidden coffee shops that rival any in Melbourne. Another nice surprise: *the cultural richness* – North Jakarta is a melting pot of old Batavian culture, Chinese influence, and modern lifestyle. During festivals, you'll see it – like Cap Go Meh dragon dances in Glodok or fishermen celebrating Jakarta's birthday with boat decorations. Being part of those traditions, even as an observer, is rewarding. And finally, people might not expect that despite being "far north", you can pretty much get everything in your immediate vicinity – great hospitals, schools, shops, fun – you're not missing out. It's like having a mini-city of its own, with the bonus of the ocean. I've seen many initially hesitant expats or even locals who moved to North for cheaper rent, and then they fall in love with the area and don't want to leave.

Your Jakarta Journey Begins!

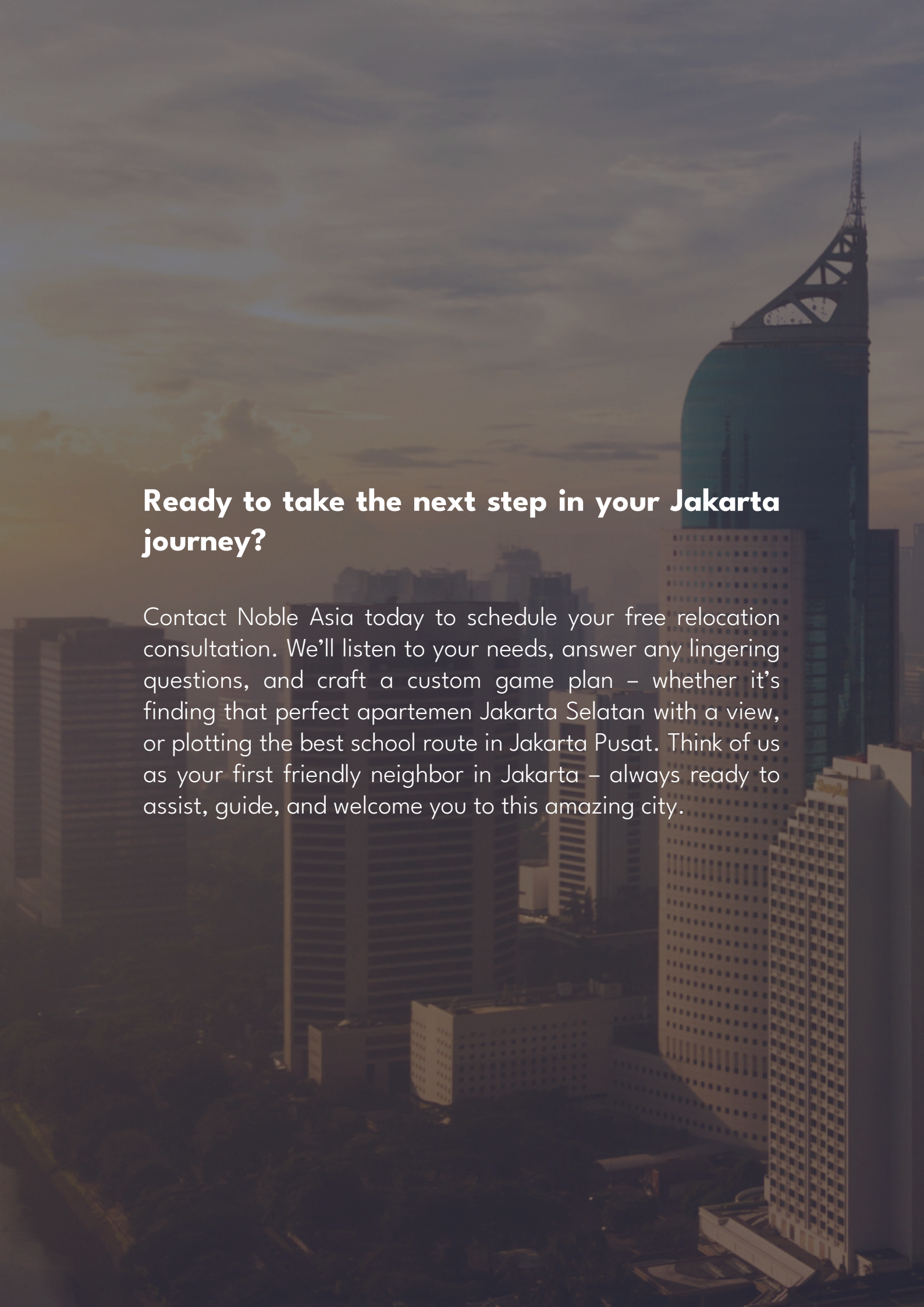
Relocating to Jakarta is a grand adventure – a chance to dive into one of Asia’s most dynamic cities and make it *your own*. This **Jakarta Relocation Starter Kit** has walked you through the five regions – **Central, South, West, East, and North Jakarta** – each with its distinct flavor, pros and cons, 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.