



JAKARTA RELOCATION STARTER KIT

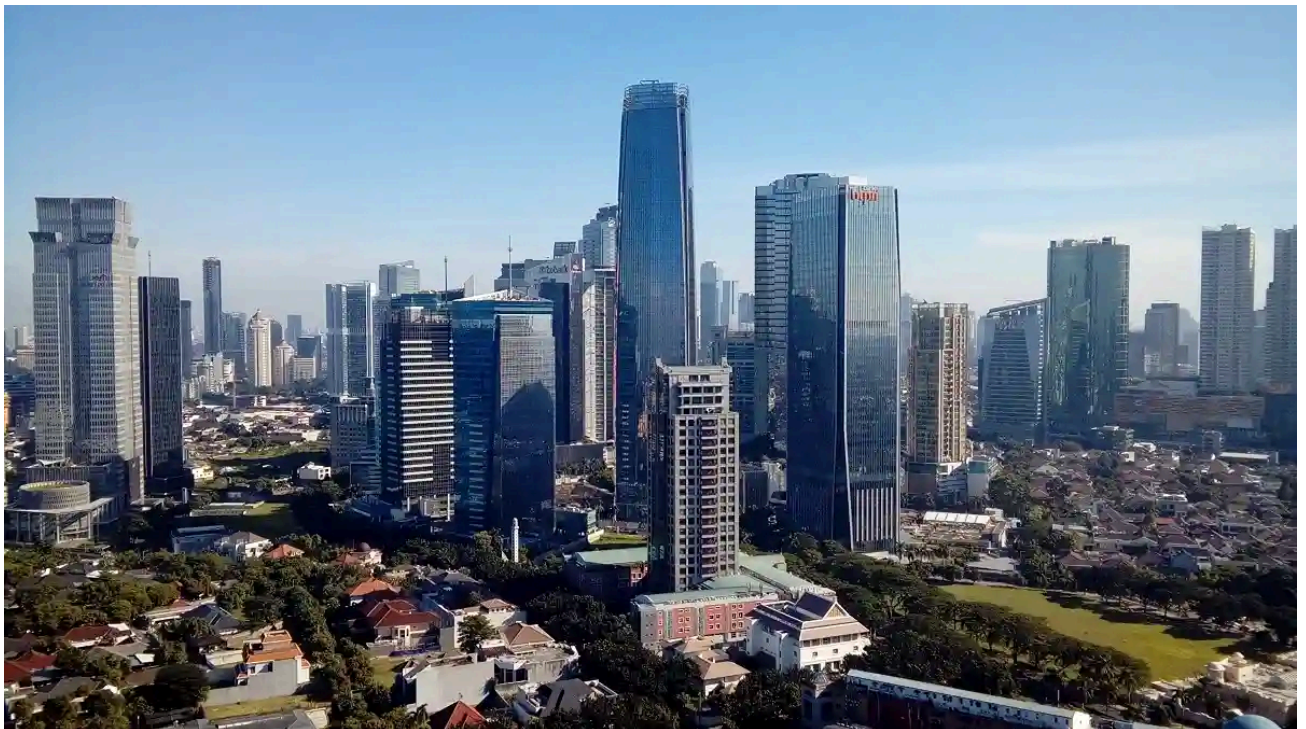
FOR PROFESSIONAL

SOUTH 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 Selatan** 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!

South Jakarta



Source: ekaputrawisata.com

Overview and Demographics

South Jakarta (Jakarta Selatan or “Jaksel”) is often regarded as the city’s most cosmopolitan and upscale region. With a population of around **2.3–2.4 million people** in 2024, it’s a densely populated area (about 15,000 residents per km²) known for its affluent communities, trendy lifestyle, and concentration of expatriates. South Jakarta spans from the **Golden Triangle business district** (Sudirman, SCBD area) down to leafier residential suburbs like Pondok Indah and Cilandak. The atmosphere here is a mix of **modern urban life and suburban comfort**. Key industries in South Jakarta include finance, consulting, and tech – many multinational companies and startups have offices in districts like **SCBD, Mega Kuningan, and TB Simatupang**. This region also hosts numerous embassies (especially in the Kuningan area) and international organizations. Culturally, South Jakarta has a reputation as the “hip” part of town: it’s filled with high-end malls, cafes, nightclubs, and international schools, making it very popular among middle-to-upper class Indonesians and foreigners alike. The lifestyle is more laid-back than frenetic Central Jakarta – think weekend brunches in Kemang, shopping sprees in Senayan, and yoga classes in Dharmawangsa. South Jakarta is also one of the greenest areas of the city, with tree-lined neighborhoods and parks (like Ragunan Zoo & park). Overall, if you enjoy a modern lifestyle with plenty of conveniences and a touch of luxury, **South Jakarta is an ideal area to live.**

Top Neighborhoods for Professionals

South Jakarta is large and diverse, encompassing both bustling commercial zones and peaceful upscale suburbs. Here are some **top neighborhoods** that professionals love:

- **Sudirman & SCBD:** The **Sudirman Central Business District** is partly in South Jakarta and represents the city’s financial heart. Living in SCBD or nearby Sudirman means you can walk to Grade-A offices, dine at fine restaurants, and shop at places like Pacific Place Mall. Popular residential choices here include apartments like Senopati Suites, District 8, or Sudirman Suites, which often cater to executives. It’s a vibrant area especially for young professionals who enjoy city life and nightlife (the Senopati strip of bars is right next door).
- **Kuningan (Mega Kuningan & Setiabudi):** Another business hub with a slightly more diplomatic flavor (many embassies around). Areas like **Mega Kuningan** offer luxury condos (e.g. Bellagio Residence, Oakwood) and proximity to offices in Rasuna Said. **Setiabudi** has a mix of older houses and new apartments (Setiabudi Sky Garden, etc.). Professionals choose Kuningan for convenience – you’re in the Golden Triangle, with offices, malls, and even nightlife (Mega Kuningan has some expat pubs and restaurants) all close.
- **Kemang:** Often called Jakarta’s “expat village,” Kemang is famous for its international community and artsy, bohemian vibe. This area isn’t full of high-rises; instead, you’ll find low-rise apartment complexes, townhouses, and standalone homes down winding lanes. **Kemang’s** appeal is in its cafes, boutique shops, and nightlife – numerous bars, live music venues, and eateries serve the expat crowd. It’s a top choice for those working remotely or in creative industries. While traffic in Kemang’s narrow streets can be bad, many residents feel the lifestyle trade-off is worth it.

- **Pondok Indah:** A wealthy suburb often dubbed the “Beverly Hills of Jakarta.” Pondok Indah is known for its spacious gated communities, luxury houses (often with pools), and the Pondok Indah Mall (one of Jakarta’s premier malls). It’s further south from the business center, so commute to downtown might be 30-60 minutes. But many executives with families choose Pondok Indah for its tranquility, proximity to international schools (JIS is nearby), and country club feel (there’s a golf course and plenty of expat-oriented facilities). Apartments like Pondok Indah Residence are also options for smaller households.
- **Cipete & Cilandak:** These neighboring areas have become very popular among young professionals and expat families alike. **Cipete** is known for being a French expat enclave (due to the French International School – Lycée Français Jakarta – in the area). It’s a leafy neighborhood with a mix of modern cluster homes and low-rise apartments. You’ll find artisanal bakeries, coffee shops, and yoga studios tucked in the streets. **Cilandak**, slightly further south, offers more gated community living and is close to the TB Simatupang office corridor (where many oil, gas, and pharmaceutical company offices are). With the MRT now reaching Fatmawati station nearby, living here has gotten more convenient for commuting.
- **Senayan & Kebayoran Baru:** These are established upscale areas bordering Central Jakarta. **Senayan** includes the Gelora Bung Karno sports complex and has luxury condos like Senayan Residence, as well as access to Plaza Senayan and Senayan City malls. It’s great for those wanting to be near entertainment and the CBD. **Kebayoran Baru** is an old-money residential district encompassing Blok M, Dharmawangsa, and Senopati areas. It’s one of the most desirable addresses, combining high-end housing (like the quiet, green Dharmawangsa neighborhood) with trendy spots (Senopati’s restaurants). Living here means you’re in the heart of South Jakarta’s social scene and also near central.
- **TB Simatupang Corridor:** Along Jl. TB Simatupang in South Jakarta’s outer edge, a new business district has emerged (housing companies like Siemens, Nestlé, etc.). Nearby areas like **Pejaten, Ampera, and Lebak Bulus** have seen many new apartment complexes to serve these professionals (e.g. Aspen Residence at Fatmawati, and SIMATUpang’s own complexes). If you work in a Simatupang office, you might live in one of these for a short commute. The MRT’s southern terminus at Lebak Bulus also makes these areas better connected now.

Each of these neighborhoods offers something unique – whether it’s walkability to work, a bustling social life, or a quiet retreat. Importantly, **South Jakarta’s traffic** can be intense (north-south routes like Antasari or Pasar Minggu Road jam up), so choosing a neighborhood near your workplace or near an MRT station can significantly improve daily life.

Average Rental and Purchase Prices

South Jakarta generally commands high property prices, though there's a wide range depending on the area and type of housing. Let's break down **rentals vs. buying** in South:

Rental Prices: South Jakarta has both **luxury rentals and budget options**, but on average it's pricier than West/East Jakarta. In popular expat neighborhoods (Kemang, SCBD, Senopati), a modern **1-bedroom apartment** typically rents for **IDR 6–10+ million per month** (~USD \$400–700). For instance, a new 1BR in Gandaria or Fatmawati might be ~Rp 7 million, while a Kemang Village studio (prime location above a mall) goes for around Rp 8–10 million. **Two-bedroom units** in those areas range around **Rp 8–15 million** (with Kemang/Senopati high-end ones even reaching 20+ million). There are, however, *affordable pockets*: older apartments or those farther from business centers can be as low as **Rp 4–5 million for a 2BR** (e.g. older condos in Kalibata or Cilandak). Some notable examples of “affordable” South Jakarta apartments under IDR 10 million/month include: *The Aspen Residence (Fatmawati)* where a 1BR is ~Rp 6–8 million, *Pakubuwono Terrace (Pondok Indah fringe)* with studios ~Rp 6–8 million, and *Kalibata City Apartments* where small units can be **Rp 4–6 million**. Essentially, if you're on a tight budget, you'll likely look at older buildings or smaller units in areas like Kalibata, Cipulir, or Tanah Abang (bordering central). If you have a generous housing allowance, South Jakarta has some of the country's priciest rentals (a penthouse in SCBD or a big house in Pondok Indah can cost tens of thousands of USD a year).

Purchase Prices: Buying in South Jakarta is expensive but slightly less so than Central's CBD. The **average apartment price in South Jakarta is around IDR 40.6 million per m²** as of Q1 2025, which is about USD \$2,500 per m². This means a 100 m² apartment might be ~IDR 4 billion (\$260k). However, South Jakarta's property market is diverse: *premium developments* (like those in SCBD or near MRT stations) can approach CBD prices – for example, new luxury condos in Senopati have asking prices north of IDR 50 million/m². Meanwhile, older apartments or those in less central areas (Cipete, Pondok Labu) might go for 20–30 million per m². Landed houses in upscale areas like Kebayoran or Pondok Indah run into multiple billions of rupiah easily (often IDR 10B+ depending on land size). Many professionals choose to rent rather than buy in South Jakarta due to these high capital requirements, but if you plan to stay long-term, property here is seen as a good investment given the constant demand. **Tip:** If buying, be aware of Indonesia's foreign ownership regulations – apartments can be owned under certain conditions by foreigners (usually high-end units with Right-of-Use title), but landed houses cannot be directly owned by non-citizens. Always consult a property lawyer or trusted agent.

Overall Cost: It's worth noting that aside from rent, living in South Jakarta can also mean higher **monthly expenses** (dining out, groceries at expat-oriented stores, etc.). But you get what you pay for: better infrastructure, security, and comfort. For rentals, also remember to budget for the **security deposit** (commonly 1 month rent) and possibly an **agent fee** (some agents take 5% of annual rent or so, if the landlord doesn't cover it).

Access to Public Transport (MRT, LRT, KRL, Bus)



Source: detik.com

South Jakarta's transportation has improved immensely in recent years, though traffic still challenges road travel. Key points on getting around:

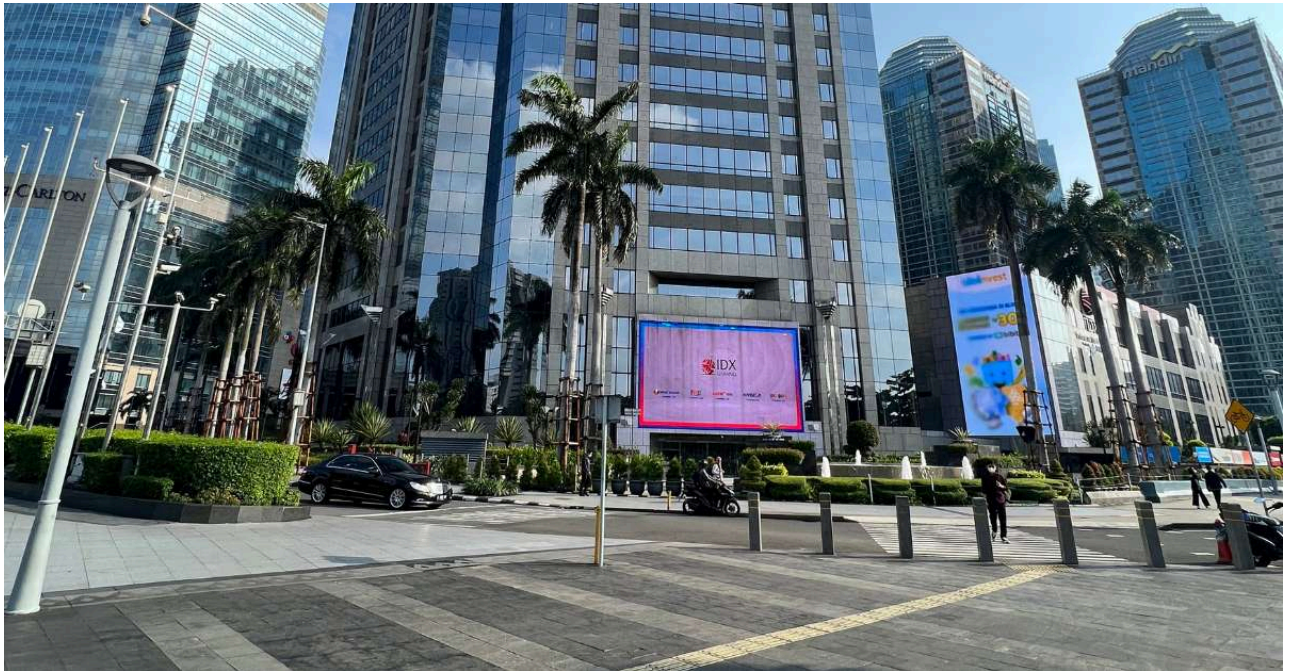
- **MRT Jakarta:** The first MRT line runs **north-south through South Jakarta**, which is a game-changer. It starts at **Lebak Bulus (South terminus)** and passes major areas like Fatmawati, Cipete, Blok M, Senayan, ending in Central Jakarta (Bundaran HI). If you live or work near an MRT station, you can avoid a lot of traffic. For example, areas like Blok M, Cipete, and Fatmawati have stations, making them convenient bases for commuting. The MRT is clean, safe, and trains come every 5-10 minutes. Future MRT expansions will include an East-West line passing through South, but that's in early stages.
- **TransJakarta & Buses:** South Jakarta is covered by many TransJakarta corridors. Notably, **Corridor 1** (which runs along Sudirman) starts at Blok M in South. Blok M is a major bus terminal, so you can catch buses to many parts of the city from there. Corridor 8 (Lebak Bulus – Harmoni) goes through the western part of South Jakarta (via Permata Hijau, Kebayoran). Feeder buses connect neighborhoods to main corridors. For example, there are feeder buses linking Kemang and Senayan areas to the TransJakarta network. These buses are cheap (~Rp 3,500 flat) and have dedicated lanes on main roads, which can save time.
- **KRL Commuter Line:** Several commuter rail lines cut through South Jakarta: the **Bogor/Depok–Jakarta line** has stations at Tebet, Pasar Minggu, etc., and the **Serpong–Jakarta line** goes through Kebayoran and Palmerah (on the edge of South/Central). If you live in areas like Kalibata or Pasar Minggu, using KRL to go to central (Sudirman or Tanah Abang station) is an option. The commuter trains are very full at peak hours but dependable in schedule. Also, **airport train:** you

can catch the Soekarno-Hatta airport rail link from BNI City/Sudirman station (Central) – if you live near Sudirman or Setiabudi in South, that's convenient for airport trips.

- **Roads and Toll Access:** South Jakarta has some key toll road entrances: for example, the **Jakarta Outer Ring Road (JORR)** runs along its southern edge (with entrances at Pondok Indah, Pasar Minggu, etc.), useful if you're driving to the airport or industrial areas. The **Inner Ring Toll** goes around Semanggi which is just north of South Jkt; you can hop on to reach East or West Jakarta relatively faster (traffic permitting). Despite these, local arterial roads (Jalan Antasari, Jalan TB Simatupang, etc.) are often congested. Ride-hailing motorbikes are a popular way to beat traffic for short trips (they can shave a 30-minute car jam down to 10 minutes on a bike). Car users often learn the backstreet routes – but beware, shortcuts through neighborhoods can be confusing without local knowledge or Google Maps.
- **Bike Lanes and Walkability:** South Jakarta has made some strides in pedestrian and bike infrastructure, especially in business areas. Sudirman and SCBD have decent sidewalks and a connected bike lane. In residential blocks like Menteng Dalam or Cipete, walking is doable for short distances but the tropical heat can be a factor. Some expats bike to work especially if it's a short distance, but caution is advised since bike lanes are limited beyond main boulevards.

In summary, **South Jakarta is better connected than ever**, thanks especially to the MRT. If you choose housing near an MRT or bus corridor, you can manage without a car for work commutes. However, many residents still drive, so having a car (or at least using taxis) is common for convenience, especially for areas not directly on a transit line.

Coworking Spaces and Corporate Hubs



Source: infiniti.id

South Jakarta is a powerhouse of business and entrepreneurship. Let's highlight two aspects: **coworking spaces** (for flexible workers or startups) and **major corporate hubs** (office districts).

Coworking & Flexible Offices: South Jakarta arguably has the highest concentration of coworking spaces in the city. Many **startup incubators, digital nomads, and creative agencies** operate out of these spaces. Some popular ones:

- *GoWork Senayan City* – a chic coworking branch inside the Senayan City Mall, attracting a mix of tech startup folks and freelancers.
- *WeWork* – they have multiple locations in South Jakarta, including in SCBD (at Revenue Tower) and in Mega Kuningan. These are large facilities with private offices for teams and hot desks for individuals, plus free coffee and frequent networking events.
- *CoHive (formerly EV Hive)* – though CoHive faced challenges in 2020, some of their locations or successors still operate, like in Tower 88 @ Kasablanka (border of South/Central) and in Cilandak.
- *UnionSPACE and JustCo* are other international brands present in Kuningan and TB Simatupang respectively.
- Niche spaces like *KE{m}BALI* in Kemang cater to the creative crowd, with artsy decor and a community vibe.

For a professional relocating without a fixed office, these coworking hubs are lifesavers – you can rent a desk monthly (often Rp 2–3 million/month for unlimited use) or even daily, and gain immediate community and facilities (meeting rooms, fast WiFi, etc.). Many expatriate entrepreneurs base themselves in South Jakarta for this reason.

Corporate Hubs: South Jakarta hosts two of Jakarta's three main business districts.

- **SCBD (Sudirman Central Business District):** Already discussed – a modern financial district with many corporate HQs (banks, investment firms, law offices) in skyscrapers like Treasury Tower, Pacific Place Office Tower, etc. If you work in finance or consulting, there's a good chance you'll be around here.
- **Mega Kuningan & Gatot Subroto:** This is a cluster of offices and embassies. Buildings like WTC Jakarta, Allianz Tower, and the Tower in Mega Kuningan host multinationals, IT companies, and more. Along Jalan Gatot Subroto, you also have corporate towers (like the oil & gas companies in *Indorama Building* or *Tempo Scan Tower*). The **Indonesia Stock Exchange (IDX)** is technically in SCBD, but very close to this area too.
- **TB Simatupang Corridor:** In the past decade, many large companies moved offices to this stretch in South Jakarta's outskirts. It's known for housing energy companies (ConocoPhillips, etc.), FMCG companies, and even some UN offices. The reason: bigger land plots for campus-style offices and less congestion (initially – though now Simatupang has its own traffic jams). If your job is in this area, you might consider living in nearby neighborhoods like Cilandak or Kebagusan for convenience.
- **Others:** Don't forget **Senayan** – not only malls, but also office complexes like Senayan Office Park and the telecommunications companies (Telkom Indonesia HQ is here). Also, **Kemang** surprisingly hosts many NGOs and creative industry offices in converted houses. And **Pondok Indah** has the *Pondok Indah Office Tower* and an expanding business district around the mall with companies and medical offices.

For networking and career opportunities, being in South Jakarta is advantageous. There are frequent industry meet-ups, especially in areas like SCBD and Kemang. Also, many **co-working spaces regularly host events** (tech talks, workshops), which is great for expanding your professional network upon relocating.

Cafés, Gyms, Parks, and Schools



Source: travel.kompas.com

South Jakarta truly shines in lifestyle offerings – it's the **life-work-play capital** of the city:

- Cafés & Dining:** You could eat out every day for a year in South Jakarta and not repeat places. From hip third-wave coffee shops (like *1/15 Coffee* in Gandaria or *Tanamera* in SCBD) to a myriad of international cuisines, the options are endless. Areas like **Senopati and Kemang** are foodie heaven – Senopati is lined with trendy eateries and bars (everything from Japanese omakase to artisanal burgers), while Kemang offers international fare (Middle Eastern, Mexican, Indian – reflecting its diverse community). **Street food** is also great in South: Blok M's Little Tokyo area has some famous late-night street ramen, and there's the Saturday organic market in Kemang for healthy eats. Don't miss trying local Jakarta specialties too, like *soto Betawi* (beef soup) or *nasi uduk*, easily found in South Jkt neighborhoods.
- Gyms & Wellness:** South Jakarta's upscale populace means lots of gyms, yoga studios, and sports clubs. Big chain gyms (Fitness First, Celebrity Fitness) have branches in malls like Pacific Place, Lotte Shopping Avenue, Pondok Indah Mall. For boutique fitness, check out places like *Ride Jakarta* (spin studio in Kuningan), *SoulBox* (boxing and functional training in SCBD), or *Pilates studios* in Kemang. Many expats join **sports leagues** at the Gelora Bung Karno complex (though technically Central/South border) or at private clubs like Jakarta Intercultural School's community sports or the expatriate-run Jakarta Softball League in Senayan. South Jakarta also has golf courses – Pondok Indah Golf, Senayan Golf – if that's your sport of choice. After working out, pamper yourself at one

of the numerous spas or massage centers (from high-end ones in five-star hotels to affordable reflexology centers in every neighborhood).

- **Parks & Outdoors:** Compared to other regions, South Jakarta has more green spots. **Ragunan Zoo** doubles as a large park with walking trails – on weekdays you’ll see joggers among the tropical greenery (entry is very cheap, under \$1). **Taman Ayodya in Kebayoran Baru** is a small but pleasant park with a pond, popular for evening strolls. **Menteng Pulo and Kalibata have cemetery parks** which are oddly used by locals as jogging parks in the mornings. For a true escape, people often go slightly south to **Situ Babakan** (a cultural village with a lake) or east to **Tebet Eco Park** (just across the border in Tebet, but not far). And if you like cycling, groups often cycle early mornings on weekends along quieter streets of South Jakarta or the dedicated bike lanes on Sudirman. While not overflowing with large parks, South offers more **leafy, spacious neighborhoods** where you can walk under trees (e.g. Jalan Dharmawangsa area or around Istiqlal street in Cipete).
- **Shopping & Leisure:** Malls in South Jakarta are more than just shopping – they’re social hubs. **Pondok Indah Mall, Gandaria City, Senayan City, Plaza Senayan, Pacific Place, Kemang Village (Lippo Mall Kemang), Cilandak Town Square (Citos)** – each has its own vibe. Whether you want luxury brands, cinema (plenty of XXI theaters and even IMAX at Gandaria), bowling alleys (Gandaria City has one), or kids’ play zones, you’ll find it. These malls are popular hangouts for coffee or meetings as well. South Jakarta is also big on **nightlife**: beyond Kemang and Senopati, areas like SCBD have clubs (Fable, Lucy in the Sky rooftop, etc.) and there’s a cluster of bars in Mega Kuningan (LOOP area). Live music is big too – check out *Junction at The American Club* or *Upstairs at Lucy’s* for gigs.
- **Schools & Family:** Many families relocating choose South Jakarta because it hosts the majority of **Jakarta’s international schools**. Notables include: **Jakarta Intercultural School (JIS)** in Pondok Indah & Cilandak (arguably the top international school, offering IB/American curriculum), **British School Jakarta** (slightly outside South Jakarta in BSD, but many South expats send kids via school bus), **Australian Independent School (AIS)** in Pejaten, **New Zealand School** in Kemang, **Lycee Francais (French School)** in Cipete, **German Swiss School** in BSD (with bus service), **Netherlands International School** (south Tangerang). There’s also **HighScope** and **Binus International** (popular local international-standard schools) in Simprug area. For younger kids, South Jakarta has excellent preschools and daycare (e.g. *Tutor Time, Kinderland, EtonHouse* in various locations). Essentially, if you have children, South Jakarta offers the best education options and family-oriented communities. Additionally, top local schools like **SMA Gonzaga or Al-Izhar** are in South, if you’re considering bilingual education. Finally, healthcare for families is convenient – **international clinics and top hospitals** (Siloam, Mayapada, Pondok Indah Hospital) are located in this region.

In summary, South Jakarta provides a *comfort-rich lifestyle*: whatever your interests – be it a gym fanatic, foodie, parent with toddlers, or nightlife enthusiast – you’ll feel at home in “Jaksel”.

Pros and Cons of Living in South Jakarta

Pros:

- **Modern, Upscale Living:** South Jakarta is known for its high quality of life. You get newer apartments, well-designed malls, clean and wide roads in some areas, and generally a tidy environment. Many neighborhoods here are **prestigious and safe**, with gated housing complexes and security – appealing for families and individuals alike.
- **Expat-Friendly and Diverse:** If you're an outsider in Jakarta, South is the easiest place to settle. English is more commonly spoken in businesses, signs are often bilingual, and you'll meet a diverse mix of people. There are many community groups, from expat associations to professional meetups. Culturally, it's a melting pot – you can celebrate different festivals (there's a sizeable Indian community in Kemang, for example) and find international groceries, etc.
- **Entertainment and Dining Options:** Boredom is rarely an issue here. **"Anak Jaksel"** (South Jakarta folks) pride themselves on knowing the newest cafe or event. You'll have access to Jakarta's trendiest restaurants, biggest concerts (often held in Senayan or SCBD), and plenty of leisure activities. Whether it's Sunday brunch or Friday night out, South Jakarta offers the most choices.
- **Greenery and Recreation:** Compared to other regions, South has **more green spaces and sports facilities**. Having Ragunan Zoo/Park for a weekend run or multiple sports clubs (like Jakarta Polo Club in Cilandak, or the sports centers in Gelora Bung Karno) is a plus for outdoor lovers. The tree-lined streets in areas like Menteng Dalam, Cipete, or Pondok Indah also make day-to-day life more pleasant.
- **Good Infrastructure & Services:** South Jakarta's infrastructure (telecom, water, etc.) is relatively reliable. Power outages are rare in the business and expat-heavy zones. Home services (cleaning, internet installation) are easily available. Importantly, the new MRT line has significantly eased mobility, boosting the appeal of neighborhoods near stations. Additionally, being closer to the Soekarno-Hatta Airport (in terms of road distance) than East or North, airport runs can be a tad quicker (from SCBD ~45 min in good traffic via toll).

Cons:

- **High Living Costs:** Like Central, South Jakarta can burn a hole in your wallet. Housing, especially, is expensive – many popular apartments are **significantly above the city's median rent**. Imported groceries or dining at that cute cafe every day will add up. Budget-conscious living is possible (you can find warungs and mid-range apartments), but the overall environment tempts you to spend more.
- **Traffic Congestion:** Traffic jams in South Jakarta are infamous. Main arteries like **Jalan Kemang Raya, Jalan Sudirman, and Jalan TB Simatupang** can become parking lots during rush hours. Even smaller streets clog up as people attempt shortcuts. For example, Kemang's one-way system often

snarls, and getting from, say, Pondok Indah to Kuningan by car in the evening could take well over an hour. While MRT and TransJakarta provide relief for some routes, many areas still require driving. Planning your day around traffic (e.g. leaving early for work, avoiding peak school pick-up times) becomes second nature.

- **Flood Prone Spots:** South Jakarta, particularly near the many rivers, has a few flood-risk zones during the monsoon. Areas around **Kemang** and **Dharmawangsa** have seen flooding in the past, as have parts of Cilandak or Pondok Labu near creeks. The city has improved drainage, but if you're renting a house, check its flood history. High-rise dwellers mostly need to worry about the roads flooding (which can strand cars).
- **Social Bubble:** It's a bit tongue-in-cheek, but some say living in South Jakarta can keep you in a "bubble" – where you interact mostly with other privileged folks and may not experience the wider Jakarta or Indonesian life as much. If you desire a more local, gritty urban experience, Jaksel might feel a bit sanitized or overly Westernized in some pockets. This isn't a drawback for everyone, but it's noted by some expats that you could be anywhere in a global city when you're ensconced in a Kemang cafe or a Senayan mall.
- **Distance from Other Regions:** South Jakarta is huge, and if your work or friends are in other parts of town (say East or North), the commute can be daunting. For instance, going from South (Kemang) to North (PIK) can easily be a 1.5-2 hour drive one-way in bad traffic. If you frequently need to be all over the city, living deep in South might not be ideal despite the comforts it offers.

Relocation Tips for South Jakarta

- **Prioritize Proximity:** Given traffic woes, try to **live near your workplace or school**. If you'll work in SCBD/Kuningan, consider neighborhoods like Senopati, Bendungan Hilir, or Setiabudi to be close by, or at least near the MRT line. For work in TB Simatupang, areas like Cilandak or Kemang Timur save commute time. The difference between a 3 km and 10 km commute in Jakarta can be an hour vs. 20 minutes.
- **Use a Reputable Agent:** South Jakarta's housing is varied – from individual landlords renting houses to big developers with apartment units. An experienced realtor (like Noble Asia) can navigate this and negotiate on your behalf. They'll know which condos are expat-friendly, which houses come with backup generators (important for occasional outages), and which areas fit your budget. They'll also assist with the rental contract (usually bilingual) and help ensure things like IMB (building permit) and taxes are in order for your rental – important in Indonesia.
- **Inspect Properties Thoroughly:** Before signing a lease, do a walkthrough at different times of day. Check water pressure, AC units, and look for any pest issues (tropical climate can mean occasional insect or gecko visitors). In houses, ask about waste management (usually a weekly garbage pickup for a small fee) and security (is there a neighborhood guard?). For apartments, ask what's included – parking slots, use of facilities, etc. Many South Jakarta apartments have *complete amenities* (pool,

gym, tennis courts), which is great, but ensure they're well-maintained.

- **Budget for Extras:** When planning your budget, remember South Jakarta living might come with **additional costs**. For instance, if you rent a house, you might want to hire household help – many do, as labor is affordable (e.g. a maid or driver typically costs a few million rupiah per month). In apartments, you might occasionally need a nanny or babysitter (lots available on expat forums) if you have kids and want a night out. Also, consider car ownership or at least regular car-hailing usage – those can add a chunk to monthly expenses.
- **Join Community Groups:** To settle in, join local communities – e.g. “**Jakarta Expats**” Facebook group, or community gatherings like at *Jakarta International Community Center*. South Jakarta has many such meetups (coffee mornings, playdates, sports leagues). It's a great way to get tips (best doctors, where to buy certain products, etc.) and expand your social circle. Noble Asia or your employer might connect you with other expats or locals who have relocated, which can be immensely helpful.
- **Stay Open to Local Culture:** Even in glitzy South, you're in Indonesia – embrace it. Learn a bit of **Bahasa Indonesia** (there are language classes often held in South for expats). Attend local events – e.g. there are often cultural festivals at Kemang's Lippo Mall or in Blok M. Get to know your Indonesian neighbors or colleagues beyond the office. This not only enriches your experience but also can be practically useful (they can help liaise with technicians, tell you the best local markets, etc.). South Jakarta might feel like an international bubble, but it's also full of warm Jakarta residents who can make you feel at home in their city.

South Jakarta FAQ

Q: Why is South Jakarta so popular among expats and professionals?

A: South Jakarta offers a comfortable, modern lifestyle that appeals to many expats and upwardly-mobile locals. The area has a high concentration of international schools, embassies, and companies, which naturally attracts foreigners and professionals. Plus, it's packed with amenities – from fancy malls to nightlife to English-speaking services. Essentially, it's easier to “live Western” here if that's what you want, while still experiencing Indonesian culture in a safe, clean setting. The neighborhoods are considered prestigious (many ministers and CEOs live in South), and the infrastructure like MRT has improved connectivity. In short, it combines convenience, luxury, and community – key factors for those relocating for work.

Q: Are there affordable housing options in South Jakarta?

A: Yes – though South Jakarta is pricey, you can find more affordable options if you're flexible on location and type. For instance, apartments like **Kalibata City** or **Tanjung Barat** (near the edge of South) have smaller units as low as ~Rp 4–5 million/month. Older apartment buildings, such as **Puri Casablanca** or **Sudirman Park**, sometimes have lower rents than brand-new ones – you get a bigger space for the price, albeit older finishings. You can also consider **kosts** (furnished boarding rooms) which are common in Jakarta; in areas like Gandaria or Setiabudi, a kost might be Rp 3–6 million for a decent room with private bath, a good interim solution. And if you're open to living just outside South Jakarta (say, in Bekasi or Tangerang but near

a train line), rents drop significantly – but you’d be commuting in. Within South itself, teaming up with a roommate in a 2BR is another way to halve costs. So, while the average rent in “Jaksel” is high, savvy newcomers do find more budget-friendly setups.

Q: How bad is the traffic in South Jakarta really?

A: It can be pretty notorious. During rush hour (7-9 AM, 5-8 PM), certain chokepoints become **gridlocked** – for example, the intersection near Blok M or the SCBD exit ramps. A drive from Senayan to Kemang (which might be 8 km) could take 45 minutes on a busy evening. That said, the situation is improving in some corridors thanks to the MRT and TransJakarta. Many professionals use those to bypass traffic – e.g. taking MRT from Cipete to Sudirman is ~15 minutes versus potentially 40 by car. Traffic is also time-specific; Fridays are usually the worst evenings (everyone goes out or leaves town), whereas weekends (except around malls) can be lighter. Another aspect is **rainy season flooding** – if a heavy rain coincides with rush hour, some roads can flood and snarl traffic further. Locals have apps and groups to share real-time traffic info (use **Google Maps/Waze** diligently and follow @TMCPoldaMetro on Twitter for updates). The bottom line: expect to plan around traffic. It’s a common joke that in Jakarta one measures distance in minutes, not kilometers, because of this. But once you learn the patterns (and perhaps embrace leaving a bit earlier or later), it’s manageable.

Q: Can I get by with English in South Jakarta?

A: Mostly, yes. In South Jakarta’s business areas, many people speak at least basic English – especially in offices, restaurants, hotels, and shops that cater to expats. You’ll find menus, signs, and even movie listings in English. Services like banks often have an English-speaking staff in branches here. That said, learning some **Bahasa Indonesia** is very helpful and appreciated. If you venture to local markets or deal with household staff or taxi drivers, a little Bahasa goes a long way. The great thing is, South Jakarta has resources for language learning: you could hire a private tutor or join a class (sometimes offered at community centers or through work). Also, picking up everyday words happens naturally when you’re surrounded by the language. But in summary, compared to other areas, South Jakarta is probably the easiest place in the city to live with limited Indonesian – many expats do just fine.

Q: What about safety and security in South Jakarta?

A: South Jakarta is generally considered **safe**, especially in the affluent neighborhoods which often have security posts and patrols. Violent crime is very rare. Petty crime like pickpocketing can happen in crowded places, but it’s not rampant – just use normal city precautions. One thing to be cautious of is traffic safety: driving can be chaotic, so be defensive on the road (and if riding a motorbike or bicycle, wear a helmet and stay alert). Also, some nightlife spots (like clubs) can have the usual risks of any big city scene – keep an eye on your belongings, don’t drink drive, etc. Natural safety: South Jakarta has some areas with old big trees – occasionally, a tree branch might fall in a storm (the city trims them, but just be aware if walking during a storm). Also, during flooding, avoid wading in water due to open manholes or electrical risks. But these are relatively minor concerns. Most residents feel very comfortable walking around their neighborhoods, even in the evenings, especially where sidewalks exist (e.g. Kemang, Senopati). If you live in an apartment, there’s multi-layer security (lobby guards, CCTV), and in houses, neighborhoods often employ night guards. So yes, **South Jakarta is safe** – just adapt to the environment as you would in any large city.

Your Jakarta Journey Begins!

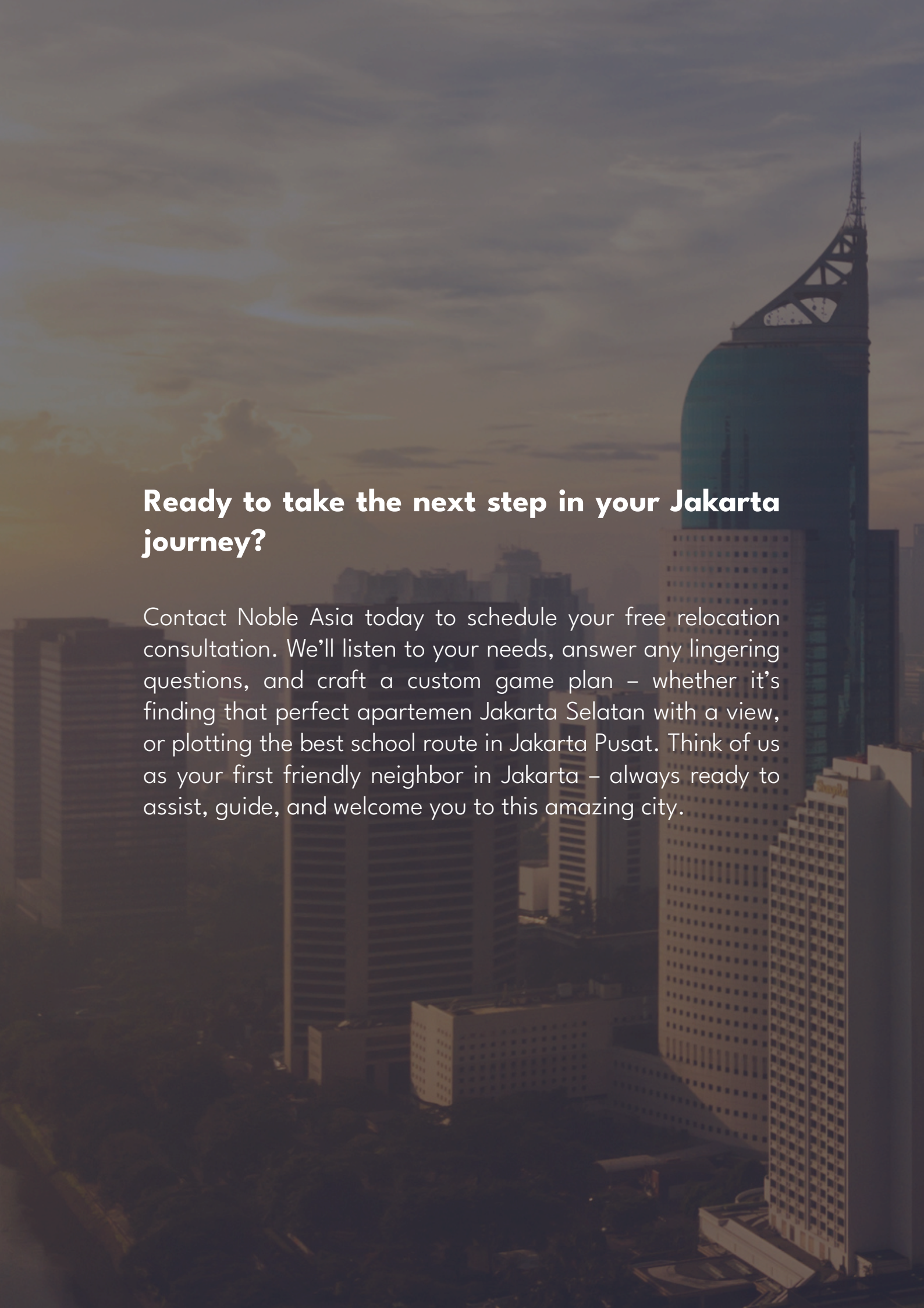
Relocating to Jakarta is a grand adventure – a chance to dive into one of Asia’s most dynamic cities and make it *your own*. This **Jakarta Relocation Starter Kit** has walked you through the five regions – **Central, South, West, East, and North Jakarta** – each with its distinct flavor, pros and cons,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