



# JAKARTA

## Property Buyer Checklist





# Jakarta Property Buyer Checklist 2025

*Your complete checklist before buying an apartment in Jakarta*



Buying an apartment in Jakarta can be exciting—but it can also be overwhelming. With fast-changing prices, new MRT lines, toll road upgrades, and lifestyle shifts, choosing the wrong building can cost you time, money, and comfort. This guide walks you through **everything you must check** before signing a deal—from access & pricing to investment performance.

## Why You Need This Checklist Before Buying Property in Jakarta

Jakarta's property landscape changes quickly. Prices shift every quarter, new MRT and toll connections launch, and different areas evolve at different speeds. Many buyers jump into the market without proper due diligence—only to end up with:

- Long commutes
- Poorly managed buildings
- Low rental yield
- Units that are hard to resell

This guide helps you avoid those traps and make an informed, confident decision.

## 2025 Update Highlights

- New MRT Phase 2 construction
  - Updated price ranges across Jakarta Selatan & CBD
  - Latest investment and rental trends
  - Area connectivity improvements
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## 1. Area Access & Connectivity (Your #1 Value Driver)



*Source: Kompas*

Access is the **strongest predictor of long-term value** in Jakarta apartments. Here's what matters most:

### **Primary CBD Corridors**

- **Sudirman–Thamrin** — high-demand, walkable, premium
- **Gatot Subroto** — fast access to SCBD & toll roads
- **Rasuna Said (Kuningan)** — central, high rental demand

## **Toll Access (Critical for expats & commuters)**

- Semanggi
- Kuningan
- Mampang
- Senayan

## **MRT & LRT Connectivity**

- **MRT Lebak Bulus** → **Bundaran HI**: apartments within **300–500m** historically gain the fastest value growth
- **LRT Jabodebek**: strong for Kuningan, Setiabudi, Cawang commuters

## **Traffic Hotspots to Avoid**

- Kuningan (HR Rasuna Said) during peak hours
- Mampang → Kuningan corridor

***Tip: Always test your commute during peak traffic before choosing a unit.***

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## 2. Jakarta Connectivity at a Glance



*Source: Branz Mega Kuningan*

Some neighborhoods offer exceptionally fast access to multiple CBDs (SCBD, Sudirman, Kuningan). These typically deliver both better comfort and stronger property appreciation.

### **Best Low-Commute Areas**

- **Menteng** – premium, central, quiet
- **Senopati** – walkable to SCBD, lifestyle-focused
- **Mega Kuningan** – ideal for expats
- **Sudirman** – CBD core, fast access
- **Kuningan** – close to all three CBDs

These districts are the top picks for buyers who prioritize time efficiency and daily convenience.

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### **3. Apartment Price Range Guide (Updated for 2025)**



Below are the latest average price ranges for key Jakarta Selatan & CBD locations:

#### **Gatot Subroto (Samara Suites, The Elements)**

- Rp 35–55 juta/m<sup>2</sup>
- 5–10 minutes to SCBD
- Strong rental demand from corporate tenants

#### **SCBD / Senopati**

- Rp 60–90 juta/m<sup>2</sup>
- Premium lifestyle district, cafés, walkability

#### **Kuningan / Rasuna Said**

- Rp 35–55 juta/m<sup>2</sup>
- High yield area with strong corporate demand
- Immediate access to Sudirman, Mega Kuningan & Gatot Subroto



## Kemang

- Rp 25–40 juta/m<sup>2</sup>
- Expat family favorite; lifestyle-focused

## TB Simatupang

- Rp 22–35 juta/m<sup>2</sup>
- Toll-friendly, corporate hub, more affordable

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## 4. Investment Insight: Why Investors Still Buy Jakarta Apartments in 2025



Despite global economic uncertainty, Jakarta's apartment market remains resilient.

### Key Investment Drivers

- **Strong expat & corporate rental demand**
- **Limited supply** in Sudirman, SCBD, and Mega Kuningan
- **MRT Phase 2 (HI → Kota)** expected to push values from **2025–2027**
- **Compact units (<70m<sup>2</sup>)** offer the **highest rental yield**

***Best Yield Areas for 2025: Kuningan & Gatot Subroto***

## **5. What Expats Look For (If You Plan to Rent Out Your Unit)**



Understanding expat priorities helps you pick units with stronger rental performance.

### **Top Expat Criteria**

- Walking distance to office or MRT
- Good building management & security
- Modern facilities (gym, pool, lobby)
- Access to international schools
- Pet-friendly policies

### **Best Expat Areas**

- Families → **Kemang, Pakubuwono, Simatupang**
  - Young professionals → **SCBD, Mega Kuningan, Gatot Subroto**
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## **6. Your 2025 Jakarta Property Buyer Checklist**

Use this checklist before choosing any apartment:

- ☐ Check the apartment's distance to the nearest MRT station.
  - ☐ Evaluate road access and test the commute during peak hours.
  - ☐ Confirm whether the area has any flood risk.
  - ☐ Verify the developer's reputation and the quality of building management.
  - ☐ Inspect the building's maintenance standards and overall cleanliness.
  - ☐ Check the building's occupancy rate and understand its rental demand.
  - ☐ Assess the unit's view direction (east for sunrise, west may be hotter).
  - ☐ Review the unit's layout and ensure space efficiency.
  - ☐ Identify any renovation or maintenance work needed in the unit.
  - ☐ Compare current 2025 KPA mortgage rates for the best financing option.
  - ☐ Calculate all taxes and transaction fees involved in the purchase.
  - ☐ Estimate the unit's rental income and potential yield before deciding.
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## **7. Market Forecast for 2025**



Here's what analysts expect for the year ahead:

- Rental demand rising due to MRT expansion
- Corporate leases increasing
- Prices in **Gatot Subroto & SCBD** expected to rise **3–7%**
- Best buying window: **Q1–Q3 2025**, before MRT Phase 2 price jump

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## **8. Buyer Incentives & Promotions (2025)**

Several developers are offering attractive packages this year:

- **DP 0–10%**
- Fully furnished units
- Renovation allowances
- Cashback & flexible payment terms
- Exclusive access to corporate tenants (via Noble Asia)

***Tip: Promotions change monthly—check current offers before making a decision.***

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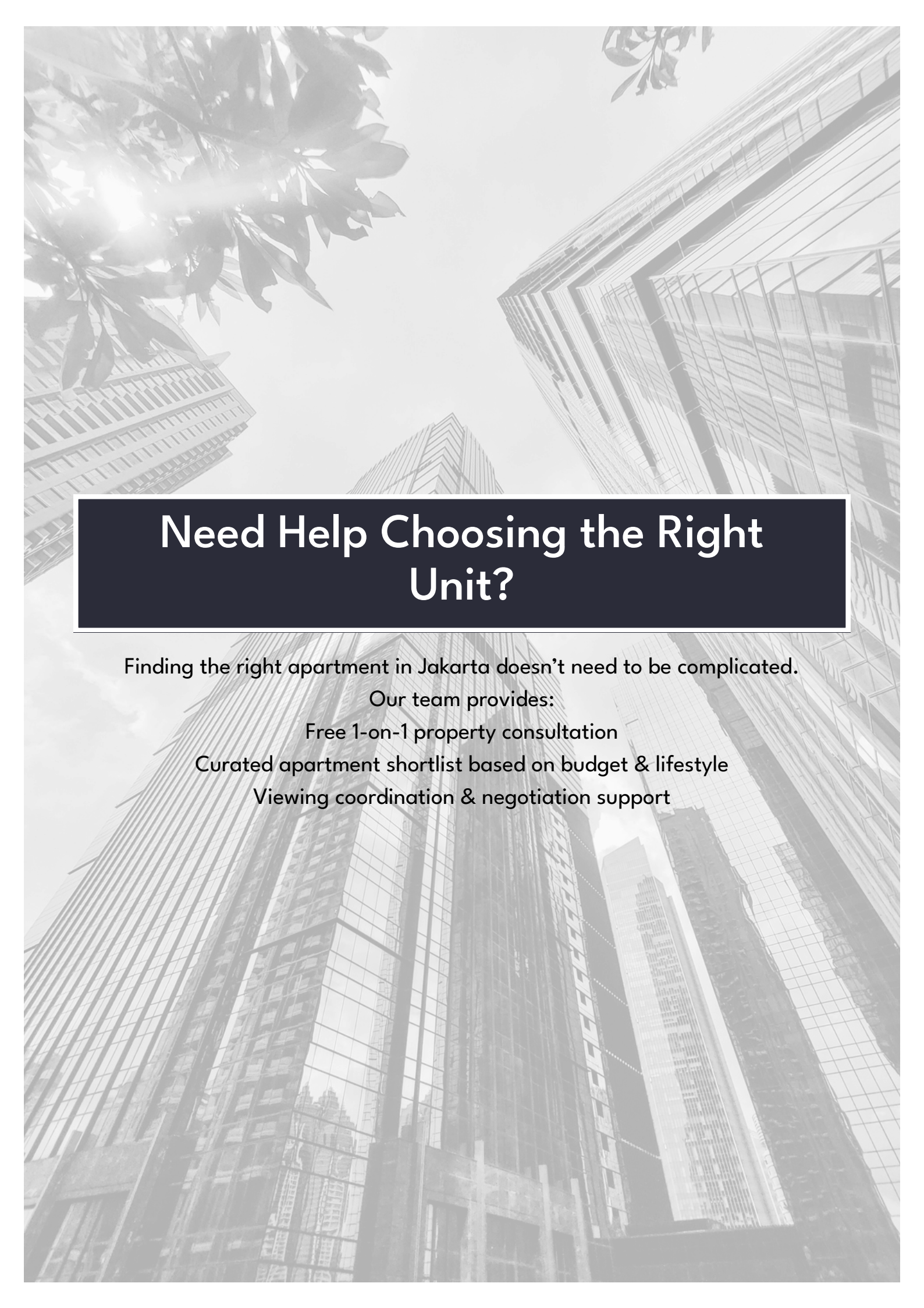
## Need Help Choosing the Right Unit? (Noble Asia)

Finding the right apartment in Jakarta doesn't need to be complicated. Our team provides:

- Free 1-on-1 property consultation
- Curated apartment shortlist based on budget & lifestyle
- Viewing coordination & negotiation support

**Schedule a viewing today — Noble Asia will guide you from A to Z.**

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