

COLONIAL MODERN

BLOK F



# PRESENTING OUR NEW HOUSES

Perfect Location, Perfect Comfort, Perfect Living.



DIAN  
ISTANA

HD 3.0

HD 3.5

## PERFECT COMFORT

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The new colonial modern house was designed with your comfort as priority. Featuring big windows to let natural lighting in, while providing cross ventilation to keep the house cool all day. This comfortable house is ideal for young, modern couples and families. A compact living, dining, and kitchen area makes efficient use of the space for an optimal living experience.

## PERFECT BALANCE

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Discover the joy of living amidst harmonious balance, in green surroundings that keep you safe and serene.

## PERFECT LOCATION

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An address as distinguished as its residents.

## PERFECT LIVING

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A delightful sanctuary for you and your family where you can curl up in perfect comfort



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NEW GREEN CLUSTER CONCEPT

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NEW COLONIAL MODERN DESIGN HOUSES (SPACIOUS)

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GREAT CROSS VENTILATION DESIGN TO SAVE ENERGY

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PLENTY OF NATURAL LIGHTING

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ONE GATE SYSTEM, 24 HOURS SECURITY

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CLUB HOUSE WITH OZONE POOL, GYM, RESTAURANTS,  
SQUASH, TENNIS COURT (NEARBY)

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PLUG AND PLAY AIR CONDITIONING , LAMP & INTERNET CABLE

# DIAN ISTANA

/ BLOK F

/ TYPE

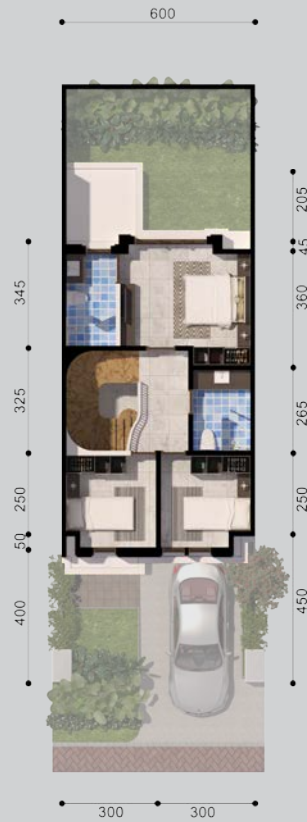
# HD 3.0

(108 sq.m)

## GROUND FLOOR



## FIRST FLOOR



 - 3+1  
BEDROOM

 - 2+1  
BATHROOM

 - 33 sq.m  
OPTIONAL ATTIC ROOF

# DIAN ISTANA

/ BLOK F

/ TYPE

# HD 3.5

(126 sq.m)

GROUND FLOOR



FIRST FLOOR



 - 3+1  
BEDROOM

 - 2+1  
BATHROOM

 - 28 sq.m  
OPTIONAL ATTIC ROOF

**AIR**

PDAM

**LISTRIK**

2200W

**SAKLAR &  
STOP KONTAK**

Broco atau Setara

**CARPORT**

Paving Blok

**RAILING**Plat Besi. Finishing  
Cat Semi Gloss**PONDASI**

Mini Pile/ Strauss

**LANTAI**

RUANG UTAMA DAN RUANG TIDUR Granit Tile 60x60

FOYER Granit Tile 60x60

TERAS Granit Tile 60x60

RUANG MAKAN Granit Tile 60x60

TANGGA UTAMA Granit Tile

RUANG RIAS Granit Tile 60x60

KAMAR MANDI UTAMA Granit Tile 60x60

RUANG SERVIS Granit Tile 60x60

RUANG PEMBANTU Granit Tile 60x60

**KAMAR MANDI**KAMAR MANDI UTAMA /  
LAINNYA Monoblok, Wastafel, Fitting, Shower  
ex TOTO atau Setara

MEJA WASTAFEL White Carrara Marble atau Setara

KAMAR MANDI SERVIS Closet Jongkok

**DAPUR**

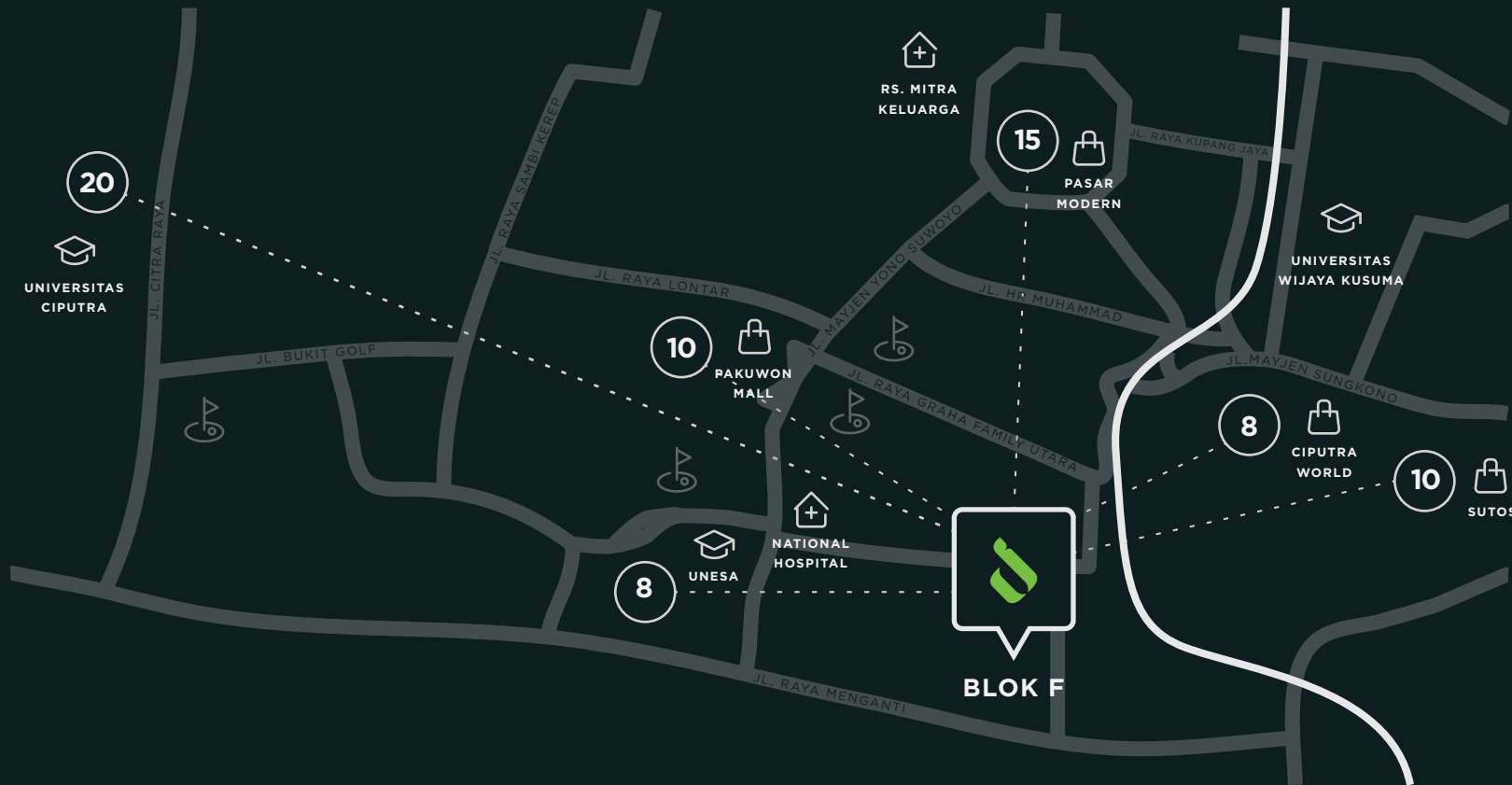
DINDING Solid Surface

MEJA Solid Surface







**FRAMES & DOOR**

KUSEN &amp; PINTU UTAMA Plat Besi Finishing Powder Coating

KUSEN, PINTU,  
& JENDELA LUAR Aluminium Finishing Powder  
Coating ex: YKK atau SetaraKUSEN & PINTU DALAM Kayu Lapis Veneer  
White Oak atau Setara**FINISHING DINDING**AREA LUAR LANTAI DASAR Plester Aci. Finishing Cat  
Dulux Weathershield atau  
Setara. Batu Granit Nero  
Absoluto. Finishing HonedAREA LUAR LANTAI 1 Plester Aci. Finishing Cat Dulux  
Weathershield atau SetaraAREA DALAM Plester Aci. Finishing  
Cat Catylac atau Setara



LEGEND

-  Hospital
-  Mall
-  Golf Course
-  University/ School
-  Street
-  Highway

DISTANCE

Dian Istana, Blok F is 8 minutes away from nearest mall, 10 minutes from toll access, 8 minutes from golf courses, and 15 minutes to food and beverages area.

MARKETING OFFICE

Clubhouse Dian Istana  
Jl. Raya Dian Istana  
Surabaya 60187  
T. +6231 753 0123

WORKING HOURS

Everyday  
09.00 - 17.00 WIB

[www.dian-istana.com](http://www.dian-istana.com)

Seluruh pernyataan dalam brosur ini adalah benar, namun tidak dapat dipergunakan sebagai pernyataan untuk menguatkan fakta-fakta yang ada. Semua gambar merupakan ilustrasi seniman, dan semua gambar terpasang tidaklah merupakan spesifikasi standar. Seluruh informasi dan spesifikasi berubah sewaktu-waktu bila diperlukan. Seluruh informasi dalam brosur ini bukan merupakan bagian dari penawaran ataupun perjanjian tertulis lainnya. Ukuran bangunan dan ruangan merupakan perkiraan semata akan disesuaikan dengan perhitungan akhir,