

RÉSERV

BY  DIAN ISTANA

Contemporary Zen Living



RÉSERV

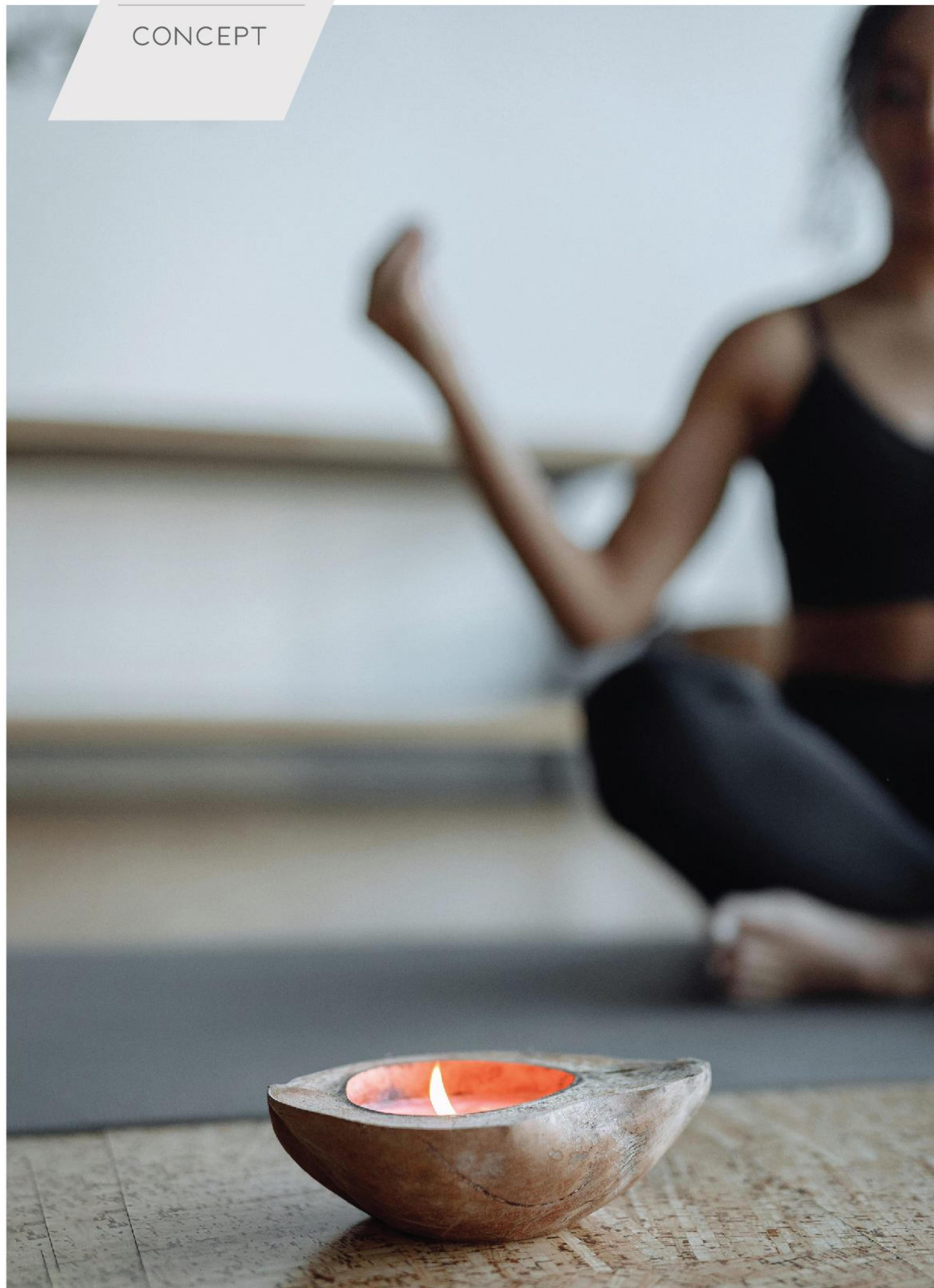
CONCEPT

IMAGINED BY

DIAN ISTANA

/CONTEMPORARY
ZEN LIVING
REDEFINED

RÉSERV is the crown jewel of Dian Istana, a sanctuary of exclusivity and refined living. Perfectly positioned as the most forward-facing cluster, it offers not only prestige but also unmatched convenience and connectivity. Each home is meticulously planned to face either north or south, a hallmark of thoughtful design that ensures comfort, balance & timeless elegance.



1 / CONTEMPORARY ZEN LIVING

Discover a new standard of harmony & sophistication at Dian Istana's latest residential cluster - a serene enclave inspired by the timeless elegance of Zen philosophy and the clean aesthetic of contemporary design. Designed for those who seek balance between urban living & mindful calm, this development reimagines home as a sanctuary - where simplicity meets elegance.

2 / HARMONIOUS WELLNESS

Beyond aesthetics, the cluster embodies a contemporary lifestyle of wellness & harmony. With thoughtfully curated amenities - yoga decks, meditation corners & wellness pathways - residents are encouraged to slow down, breathe & live with intention.

3 / BEYOND LOCATION

Nestled in the most front prestigious Dian Istana development, a perfect address as distinguished as its residents.



RESERV FEATURES

- DIAN ISTANA NEW CLUB HOUSE
- LIMITED EXCLUSIVE UNITS
- 24-HOUR MODERN SECURITY
- THE CËNTRAL COMMERCIAL
- THE BBQ AREA
- ZEN PARK

RÉSERV

CLUSTER
MAIN GATE

IMAGINED BY

DIAN ISTANA

RÉSERV /
DIAN ISTANA'S MOST
PRESTIGIOUS ADDRESS

The cluster welcomes you with a grand 15-meter ROW gate, setting the tone for a life of distinction. The security features in **RÉSERV** is one gate security system, access card entry & CCTV area.

RÉSERV
CLUB HOUSE

IMAGINED BY

 DIAN ISTANA



Residents of **RÉSERV** will enjoy direct access to Dian Istana's new clubhouse - an oasis of recreation and community - as well as seamless connectivity to the estate's vibrant commercial areas. Embracing a Modern Zen Living concept, **RÉSERV** harmonizes contemporary architecture with serene green spaces, creating a haven where modern families can thrive, rejuvenate & celebrate life's finest moments.

COMMUNITY PARK

RÉSERV cluster isn't just a place to live. It's a philosophy of living well, designed for modern individuals who value balance, beauty & inner calm in the heart of the city.



RÉSERV

CLUSTER
FEATURES

IMAGINED BY

DIAN ISTANA

COMMUNITY
PARK



RÉSERV

DESIGN +
ARCHITECT



IMAGINED BY

DIAN ISTANA

/CRAFTED WITH PASSION

Crafted by renowned Indonesian Architect **Han Darmawan**, every detail of this home reflects a deep passion for design and a vision of refined living. Thoughtfully planned to balance beauty and function, **RESERV** features a **multifunction room on the ground floor** - ideal for work, play, or gatherings - and **2 master bedrooms designed for comfort & privacy**. At the pinnacle of the home lies the **Grand Master Bedroom**, complete with **the largest walk in closet in its class**, offering unmatched sense of luxury & exclusivity. A dedicated & separate service area ensures seamless daily living, maintaining both elegance & practicality in perfect harmony.

RÉSERV

RESIDENCE
TYPE



IMAGINED BY

DIAN ISTANA

Each residence features clean architectural lines, open spaces & natural materials that invite light, air & a sense of stillness into everyday life. The landscape harmoniously integrates minimalist gardens, water elements & communal green areas, fostering an atmosphere of peace & connection with nature.

LB LT

350 225

4+1

5+1

2

RÉSERV

RESIDENCE
TYPE

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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR







AIR	PDAM
LISTRIK	4.400 Watt
SAKLAR & STOP KONTAK	Simon
CARPORT	Batu Andesit
RAILING TANGGA	Plat Besi + Kayu
PONDASI	Mini Pile / Bore Pile
ATAP	Bitumen
LANTAI	
RUANG UTAMA	Granite Tile
RUANG TIDUR	Granite Tile
TANGGA	Granite Tile
KAMAR MANDI	Granite Tile
DAPUR	Granite Tile
RUANG PEMBANTU	Granite Tile
KAMAR MANDI	
KAMAR MANDI	Monoblok, Wastafel, Fitting & Shower ex. TOTO
MEJA WASTAFEL	Granite Tile
KAMAR MANDI SERVIS	Closet Jongkok ex. TOTO
DAPUR	Dinding & Meja Granite Tile
PINTU & JENDELA	
KUSEN & PINTU UTAMA	Kayu Merbau
KUSEN & JENDELA	Aluminium ex. YKK atau setara
KUSEN & PINTU DALAM	Kayu Merbau
FINISHING DINDING	
DINDING LUAR	Plester Aci, Cat Dinding Weathershield
DINDING DALAM	Plester Aci, Fin. Cat Dinding

/THE NAME YOU CAN TRUST

Having been in existence for over 40 years, DIAN ISTANA GROUP is known as one of the pioneer of real estate developers in Surabaya. During the years, we have grown to be one of the most dependable developers with various successful projects. The Company and its subsidiaries have substantial interests in real estate & property development including landed houses, apartments, townhouses & commercial areas. We currently have ongoing projects in Surabaya, Sidoarjo, Gresik, Bali & Jakarta.

MIDTOWN HOTEL



SWP RESIDENCE



RENAISSANCE HOTEL

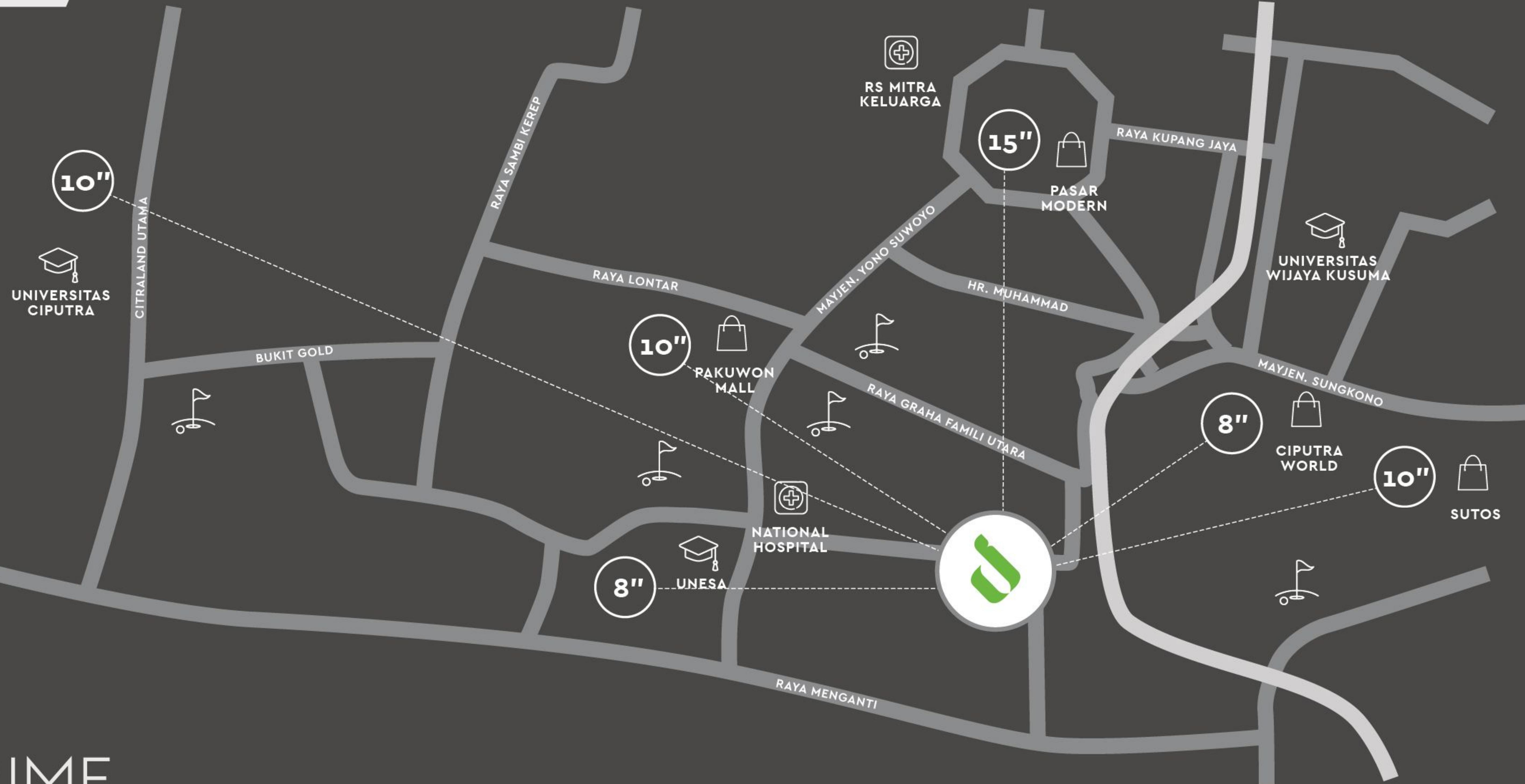


RÉSERV

LOCATION
MAP

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DIAN ISTANA



PRIME
LOCATION



HOSPITAL



MALL



GOLF COURSE



SCHOOL & UNIVERSITY



STREETS



HIGHWAY

8" TO NEAREST MALL

8" TO GOLF COURSES

10" TO TOLL GATE

15" TO F&B AREA



DIAN ISTANA

A NAME TO TRUST

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