



LA FLEUR

DISTINCTLY FRENCH



MODERN
FRENCH
ELEGANCE





I

MODERN FRENCH ELEGANCE

Introducing La FLEUR, a new development imagined by DIAN ISTANA. La FLEUR which means the flower, embodies French elegance, sophistication, and exclusivity. It's a captivating cluster where the essence of nature intertwines seamlessly with modern living.

II

MARVELLOUS COMFORT

At La Fleur we offer a beautiful, modern, and luxurious residential cluster, with over 50% of open spaces, that provides its residents with a lavish lifestyle, top-notch security, and breathtaking views.

III

HARMONIOUS BALANCE

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

IV

PRIME LOCATION

Part of the prestigious PARK AVENUE RESIDENCE, a perfect address as distinguished as its residents.

V

TOP-NOTCH LIVING

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



La FLEUR features :

- Le Parlour – A place to mingle, where the residents can come to interact, socialize, and connect with one another.
- DIAN ISTANA Club House with gym, Swimming Pool & Cafe
- Limited Unit
- Over 50% Open Areas
- The Open Areas : The Common Area, The Social Hub, The Herb Garden, The Fruit Garden & the Outdoor Co-working Space
- 24 hours security

THE OPEN AREAS

THE GARDENS

SOCIAL HUB

Inside the cluster, over half of the landscape is devoted to open areas and public spaces that beckon residents to embrace the outdoors. Lush parks, tranquil gardens and verdant courtyards create an immersive living experience that blurs the lines between indoor and outdoor spaces. Additionally, modern amenities such as a gym and swimming pool are available for residents in our Dian Istana Club House, providing them with a healthy and balanced lifestyle.



THE GARDENS



SOCIAL HUB



CO WORKING SPACE

LE PARLOUR

At the heart of these residences lies the "Le PARLOUR," a thoughtfully designed meeting space that serves as a hub for social interactions and gatherings, echoing the French tradition of fostering community bonds.





LE PARLOUR

COMMON AREA



TOP-NOTCH DESIGN FOR LIVING

Designed by multi faceted architect DAS QUADRAT, the houses are true architectural gems, offering a perfect balance of contemporary style and luxurious comfort. Each house is designed with meticulous attention to detail, combining sustainable materials and sleek lines. The interior spaces are spacious and bright, showcasing a minimalist and elegant aesthetic.



LF 9.0 ATTIC


LEBAR 9

LB
202 m²

+

ATTIC ROOM
(OPTIONAL)

43 m²

 3+1

 3+1

 2



LF 9.0 ATTIC


LEBAR 9

LB
202 m²

+

ATTIC ROOM
(OPTIONAL)

43 m²

 3+1

 3+1

 2



First Floor



Second Floor



Attic Floor
(optional)

LF
8.0
ATTIC


LEBAR 8

LB
180 m²

+

ATTIC ROOM
(OPTIONAL)

36 m²

 3+1

 3+1

 2



LF 8.0 ATTIC


LEBAR 8

LB
180 m²

+

ATTIC ROOM
(OPTIONAL)

36 m²

 3+1

 3+1

 2



First Floor



Second Floor



Attic Floor
(optional)

LF
7.0

LEBAR 7

LB
138 m²

 3+1

 3+1

 2



LF
7.0

LEBAR 7

LB
138 m²

 3+1

 3+1

 2



First Floor



Second Floor

UNIQUE
ATTIC SPACE

Available for :

LF 9.0

LF 8.0

ATTIC ROOM
(OPTIONAL)



UNIQUE
ATTIC SPACE

Available for :

LF 9.0

LF 8.0

ATTIC ROOM
(OPTIONAL)





Foyer





Dining Room





Living Room





Master Bedroom





Boy's Bedroom





Girl's Bedroom





Study Room



BUILDING SPECIFICATIONS

S P E S I F I K A S I

AIR	PDAM
LISTRIK	2200 Watt
SAKLAR & STOP KONTAK	Panasonic / setara
CARPORT	Paving Blok
RAILING	Plat Besi, Fin. Cat Semi Gloss
PONDASI	Mini Pile / Bore Pile
ATAP	Genteng
LANTAI	
RUANG UTAMA	Granitile 60 x 60
RUANG TIDUR	Granitile 60 x 60
TANGGA	Granitile 60 x 60
KAMAR MANDI	Granitile 60 x 60
DAPUR	Granitile 60 x 60
RUANG PEMBANTU	Granitile 60 x 60
KAMAR MANDI	
KM UTAMA & LAINNYA	Monoblok, Wastafel, Fitting, Shower ex. Toto / setara
MEJA WASTAFEL	Granitile / setara
KAMAR MANDI SERVIS	Closet Jongkok
DAPUR	Dinding & Meja Granite
FRAMES & DOOR	
KUSEN & PINTU UTAMA	Kayu Merbau / setara
KUSEN & JENDELA	Aluminium Fin. Powder Coating ex. YKK / setara
KUSEN & PINTU DALAM	Kayu Merbau / setara
FINISHING DINDING	
DINDING LUAR	Plester Aci, Fin. Cat Weather Shield / setara
DINDING DALAM	Plester Aci, Fin. Cat / setara



Midtown Hotel



SWP Residence








Renaissance Hotel Bali

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 and property development including landed houses, apartments, townhouses, and commercial areas. We currently have ongoing projects in Surabaya, Sidoarjo, Gresik, Bali, and Jakarta.

LOCATION

LEGEND

- | | | | |
|---|-------------|---|---------------------|
|  | Hospital |  | School & University |
|  | Mall |  | Streets |
|  | Golf Course |  | Highway |

8" to nearest mall
8" to golf courses
10" to toll gate
15" to F&B area



Marketing Office Clubhouse Dian Istana

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