



THE SONOMA
Squash American Homes

PRICE LIST The SONOMA

17/07/2025

No.	TIPE	Arah Hadap	DIMENSI	LT	LB	CASH	KPR				
							FREE AJB, BPHTB, BN, Provisi KPR, Admin KPR, Asuransi kebakaran				
							Harga KPR DP 0%	UTJ	Dp 5% (Subsidi Developer)	Plafon KPR	Cicilan KPR 15 th Asumsi bunga 3,85%
CC2											
9	TYPE B	UTARA	10 x 28	280	255	6,950,000,000	8,096,750,000	25,000,000	404,837,500	7,666,912,500	56,136,642
	TYPE B - ATTIC	UTARA	10 x 28	280	315	7,320,250,000	8,528,091,250	25,000,000	426,404,563	8,076,686,688	59,136,983
10	TYPE B	UTARA	10 x 28	280	255	6,950,000,000	8,096,750,000	25,000,000	404,837,500	7,666,912,500	56,136,642
	TYPE B - ATTIC	UTARA	10 x 28	280	315	7,320,250,000	8,528,091,250	25,000,000	426,404,563	8,076,686,688	59,136,983
11	TYPE B	UTARA	10 x 28	280	255	6,950,000,000	8,096,750,000	25,000,000	404,837,500	7,666,912,500	56,136,642
	TYPE B - ATTIC	UTARA	10 x 28	280	315	7,320,250,000	8,528,091,250	25,000,000	426,404,563	8,076,686,688	59,136,983
12	TYPE B	UTARA	10 x 28	280	255	6,950,000,000	8,096,750,000	25,000,000	404,837,500	7,666,912,500	56,136,642
	TYPE B - ATTIC	UTARA	10 x 28	280	315	7,320,250,000	8,528,091,250	25,000,000	426,404,563	8,076,686,688	59,136,983
15	TYPE B	UTARA	10 x 28	280	255	6,950,000,000	8,096,750,000	25,000,000	404,837,500	7,666,912,500	56,136,642
	TYPE B - ATTIC	UTARA	10 x 28	280	315	7,320,250,000	8,528,091,250	25,000,000	426,404,563	8,076,686,688	59,136,983
16	TYPE B	UTARA	10 x 28	280	255	6,950,000,000	8,096,750,000	25,000,000	404,837,500	7,666,912,500	56,136,642
	TYPE B - ATTIC	UTARA	10 x 28	280	315	7,320,250,000	8,528,091,250	25,000,000	426,404,563	8,076,686,688	59,136,983
17	TYPE A - ATTIC	UTARA	10 x 28 /14	464	348	11,210,000,000	13,059,650,000	25,000,000	652,982,500	12,381,667,500	90,657,777
CC3											
9	TYPE B	SELATAN	10 x 27,5	275	255	6,850,000,000	7,980,250,000	25,000,000	399,012,500	7,556,237,500	55,326,287
	TYPE B - ATTIC	SELATAN	10 x 27,5	275	315	7,230,000,000	8,422,950,000	25,000,000	421,147,500	7,976,802,500	58,405,637
10	TYPE B	SELATAN	10 x 27,5	275	255	6,850,000,000	7,980,250,000	25,000,000	399,012,500	7,556,237,500	55,326,287
	TYPE B - ATTIC	SELATAN	10 x 27,5	275	315	7,230,000,000	8,422,950,000	25,000,000	421,147,500	7,976,802,500	58,405,637
11	TYPE B	SELATAN	10 x 27,5	275	255	6,850,000,000	7,980,250,000	25,000,000	399,012,500	7,556,237,500	55,326,287
	TYPE B - ATTIC	SELATAN	10 x 27,5	275	315	7,230,000,000	8,422,950,000	25,000,000	421,147,500	7,976,802,500	58,405,637
12	TYPE B	SELATAN	10 x 27,5	275	255	6,850,000,000	7,980,250,000	25,000,000	399,012,500	7,556,237,500	55,326,287
	TYPE B - ATTIC	SELATAN	10 x 27,5	275	315	7,230,000,000	8,422,950,000	25,000,000	421,147,500	7,976,802,500	58,405,637
15	TYPE B	SELATAN	10 x 19	190	254	5,225,000,000	6,087,125,000	25,000,000	304,356,250	5,757,768,750	42,158,014
	TYPE B - ATTIC	SELATAN	10 x 19	190	313	5,600,000,000	6,524,000,000	25,000,000	326,200,000	6,172,800,000	45,196,846
16	TYPE A (no Lounge)	UTARA	10 x 27/ 9,4	470	261	10,590,000,000	12,337,350,000	25,000,000	616,867,500	11,695,482,500	85,633,574
	TYPE A - ATTIC (no Lounge)	UTARA	10 x 27/ 9,4	470	321	10,970,000,000	12,780,050,000	25,000,000	639,002,500	12,116,047,500	88,712,924
17	TYPE B	UTARA	10 x 27	270	255	6,750,000,000	7,863,750,000	25,000,000	393,187,500	7,445,562,500	54,515,932
	TYPE B - ATTIC	UTARA	10 x 27	270	315	7,230,000,000	8,422,950,000	25,000,000	421,147,500	7,976,802,500	58,405,637
18	TYPE B	UTARA	10 x 27	270	255	6,750,000,000	7,863,750,000	25,000,000	393,187,500	7,445,562,500	54,515,932
	TYPE B - ATTIC	UTARA	10 x 27	270	315	7,230,000,000	8,422,950,000	25,000,000	421,147,500	7,976,802,500	58,405,637
19	TYPE B	UTARA	10 x 27	270	255	6,750,000,000	7,863,750,000	25,000,000	393,187,500	7,445,562,500	54,515,932
	TYPE B - ATTIC	UTARA	10 x 27	270	315	7,230,000,000	8,422,950,000	25,000,000	421,147,500	7,976,802,500	58,405,637
CC4											
1	TYPE C	SELATAN	8 x 23,9	210	231	5,460,000,000	6,360,900,000	25,000,000	318,045,000	6,017,855,000	44,062,349
	TYPE C - ATTIC	SELATAN	8 x 23,9	210	255	5,610,000,000	6,535,650,000	25,000,000	326,782,500	6,183,867,500	45,277,882
2	TYPE C	SELATAN	8 x 26,1	205	231	5,365,000,000	6,250,225,000	25,000,000	312,511,250	5,912,713,750	43,292,512
	TYPE C - ATTIC	SELATAN	8 x 26,1	205	255	5,520,000,000	6,430,800,000	25,000,000	321,540,000	6,084,260,000	44,548,562



THE SONOMA
Megaah Aturan Hormas

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No.	TIPE	Arah Hadap	DIMENSI	LT	LB	CASH	KPR				
							FREE AJB, BPHTB, BN, Provisi KPR, Admin KPR, Asuransi kebakaran				
							Harga KPR DP 0%	UTJ	Dp 5% (Subsidi Developer)	Plafon KPR	Cicilan KPR 15 th Asumsi bunga 3,85%
3	TYPE C	SELATAN	8 x 25,1	197	231	5,080,000,000	5,918,200,000	25,000,000	295,910,000	5,597,290,000	40,982,999
	TYPE C - ATTIC	SELATAN	8 x 25,1	197	255	5,365,000,000	6,250,225,000	25,000,000	312,511,250	5,912,713,750	43,292,512
5	TYPE C	SELATAN	8 x 24,2	190	231	5,080,000,000	5,918,200,000	25,000,000	295,910,000	5,597,290,000	40,982,999
	TYPE C - ATTIC	SELATAN	8 x 24,2	190	255	5,230,000,000	6,092,950,000	25,000,000	304,647,500	5,763,302,500	42,198,532
6	TYPE C	SELATAN	8 x 23,3	182	231	4,930,000,000	5,743,450,000	25,000,000	287,172,500	5,431,277,500	39,767,466
	TYPE C - ATTIC	SELATAN	8 x 23,3	182	255	5,080,000,000	5,918,200,000	25,000,000	295,910,000	5,597,290,000	40,982,999

Note : Harga Pool	Ukuran 5x14.5	378,000,000
	Ukuran 5x7	233,000,000

Cara Pembayaran Tunai

UTJ	Rp25,000,000	1 Hari
UM	20%	7 Hari
Sisa	80%	Max 30 Hari

Cara Pembayaran KPR EXPRESS

UTJ	Rp25,000,000	1 Hari
Sisa		Max 30 Hari

Catatan :

Harga Termasuk :

- PPN
- PLN 4400 WATT
- PDAM
- Instalasi AC
- Instalasi Air Panas
- Instalasi Lampu

Harga Tidak Termasuk :

- AJB & BBN Sertifikat
- Pajak BPHTB
- IPL
- Pajak-Pajak lain yang timbul dikemudian hari akibat peraturan pemerintah dan wajib dilunasi sebelum AJB ditanda tangan

Pembayaran :

- Melalui BCA JMP dengan nomer Rekening 454.019.0700 a.n PT.Dian Permana
- Semua pembayaran dianggap sah setelah menerima bukti kwitansi resmi dari PT. Dian Permana
- Konfirmasi harap diemail ke info@dian-istana.com
- Pembeli wajib mencantumkan Nomer NPWP Pembeli
- Harga dapat berubah sewaktu-waktu tanpa pemberitahuan sebelumnya
- Apabila KPR disetujui dibawah plafond maka pembeli wajib menambah uang muka
- Suku bunga dapat berubah sewaktu waktu
- Untuk pembayaran membukakan Cek/Giro sebanyak sisa cicilan

DIAN
ISTANA

MARKETING OFFICE
Clubhouse Dian Istana
Jl.Raya Dian Istana
Surabaya 60187
T +62 31 753 0123