

Condos Dominicanos Apartment #1

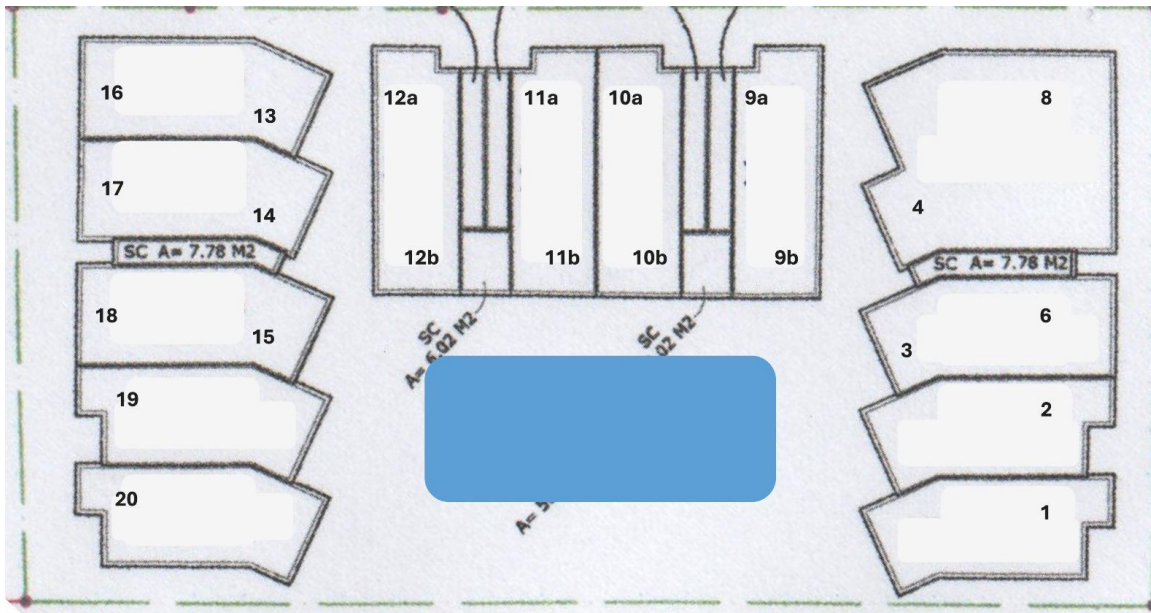
Key information

| | |
|------------------|----------------------------|
| Apartment number | 1 |
| Type | Town house |
| Which floor | both |
| Location | Building 1, front end |
| Price | US 142,000 |
| Area | 83 sq m / 896 sq ft |
| Common fees | US 170 per month |
| Contact | info@condosdominicanos.com |

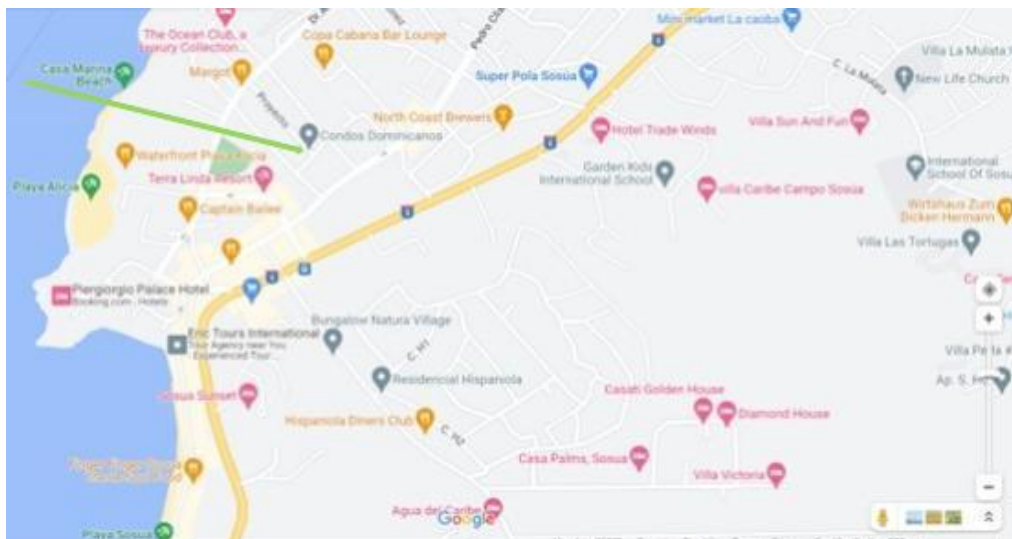


Onsite location

Using numbering for rentals (not title deeds). Numbers closer to edge of diagram are upstairs.



Location in El Batey, Sosua



DETAILS

Standard utilities and services

| | |
|--|--|
| Generator backup power 24/7 | Included in fees |
| Coraaplata water supply | Cistern on site, included in fees |
| Own meter in street for Edenorte power | NOT included in fees |
| Edenorte meter for common area power | Included in fees |
| Pool pump run off solar panels | EDN pump for cleaning and bad weather |
| Wi-Fi antenna and router per apartment with Claro optic fibre internet | Service included in fees, equipment not included |
| Download and upload bandwidth | 50/20 Mbps |
| Common area (backup) Wi-Fi from Claro | Shared 10 Mbps |
| Trash collection by City Hall | Included in fees |
| A/c meter records all a/c consumption | Can track and recharge to guests |
| Gas connection for cooking | Included in fees |
| On-demand hot water in full bathroom & kitchen | Gas heater per building, included in fees |
| Drinking water delivered on site | Included in fees |
| De Lancer cable TV boxes basic & HD channels | Included in fees |

Apartment layout and installations

| | |
|--|-------------------------------|
| Cathedral ceilings | Upstairs |
| Kitchen | Open to living room |
| Work-surfaces | Granite |
| Full bathroom with shower, toilet, washbasin | Upstairs |
| Shower type | Coralina, walk-in |
| Half-bath with toilet, washbasin | Downstairs |
| Double-glazed windows | Kitchen, stairs, side windows |
| Louvre windows | External doors, bathroom |

Standard fittings

| | |
|---|---|
| Ceramic floors throughout | Ceramic and coralina walls in bathrooms |
| An a/c unit in bedroom and living room | All 12,000 BTU |
| Ceiling fan in each bedroom and living room | KDK brand |
| Outdoor spaces – each with table and 2 chairs | Balcony with canvas blind, patio |
| Bars on all windows | |
| Screens on all opening windows | Also on louvred doors |

Furnishings – selected details

| | |
|-----------------------|--|
| Bed | King size, oak |
| Bedroom furnishings | Oak closet, drawers, shelves, bedside tables, TV table |
| Desk and office chair | Glass table, downstairs |
| Sofa | 3-seater, pine |
| Curtains throughout | Yes, including stairwell |
| Gas stove | 4 burners & oven |

Current monthly rental rates for this condo are

| High season | Shoulder seasons | Summer season |
|-------------|------------------|---------------|
| USD 1,300 | USD 900 | USD 800 |

Condos Dominicanos Apartment #1



| Details | | |
|-------------------------|-----------------------------|---|
| Type: Townhouse | Area: 83.2 sq m / 896 sq ft | Neighbour #2 |
| Building 1, both floors | Price USD 142,000 | Backs onto Calle Caamaño, side faces Calle Proyecto, front faces pool-house |

| Layout | | |
|---|--|--|
| Kitchen at rear downstairs, separate open area | Half-bath off kitchen, WC and washbasin, cold water | Living space downstairs at front facing pool (pool house) |
| Stairs by wall on Calle Proyecto Side | Bathroom – rear upstairs | Bedroom – front upstairs |
| Balcony and patio at front | Double-glazed windows: both sides (living room, bedroom), rear (stairs, kitchen) | |

| Installations | | |
|---|--|---|
| Two ceiling fans with lights | Ceiling lights in living space and kitchen, entrance and balcony | Wall lights on stairs, in bedroom, bathrooms. Neon strips in kitchen. |
| Desk lamp; fixed wall lamps in bedroom | Mobile fan | A/c downstairs and upstairs, facing towards door/balcony. |
| Wi-Fi 50 mbps download, 20 up | Router, antenna, cables | Wall safe |
| 2 TVs, living room on TV stand, bedroom wall-mounted | TCL 43-inch x 2 | 2 x cable boxes |

| Kitchen | | |
|--|--|--|
| 4-burner gas stove, shared gas supply | Crockery, cutlery, glasses: 8 place settings | Large fridge/freezer, Whirlpool |
| Tall water cooler/dispenser | Microwave, coffee machine, kettle, blender, toaster | Painted pine and glass cupboards, drawers |
| Sink, hot and cold water | Granite counters | Assorted cooking utensils |

| Bathroom | | |
|---|--|--------------------------------------|
| Walk-in shower, glass screen, coralina walls, ceramics floor | Mirror, towel rail, toilet roll holder, shelves | WC. Washbasin, hot and cold water |

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| | | |
|--|---|---|
| Living space and office space | | |
| Dining table round, grey painted pine | 2 dining chairs, matching grey painted pine | |
| 3-seater sofa, varnished pine frame, loose cushions | Bamboo and glass coffee table | Wood and wicker rocking chair, painted grey, loose cushions |
| Large free-standing, glass top, MDF and metal frame desk | Office chair | |

| | | |
|--|------------------------------------|-------------------------------|
| Bedroom | | |
| Chest of drawers and shelves built-in, oak | Shelves wall-mounted below TV, oak | |
| Built-in closet, 2 doors opening outwards, oak | Cupboard above closet oak doors | |
| Bed KS, oak | 2 bedside tables oak | 2 wall-mounted bedside lights |

| | | |
|---|---|--|
| Soft furnishings | | |
| Curtains on all windows, with magnetic ties | Bedding 2x sheets, 4 x pillows and pillowcases, 1x bedcover, 2x mattress protectors | Towels - 4x large, 4x small, 2 x bathmat |