

# Condos Dominicanos Apartment #10A



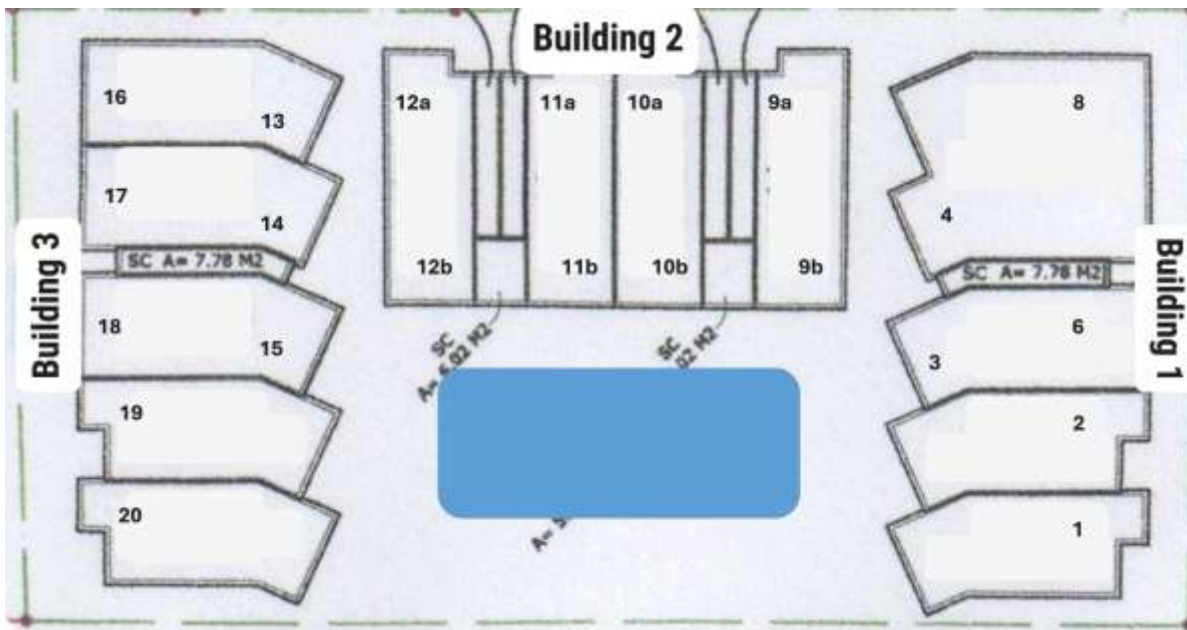
## Key information

Apartment number	10a
Type	1 Bedroom by Pool
Which floor	Upstairs
Location	Building 2, mid-row
Price	US 100,000
Area	58 sq m / 626 sq ft
Common fees/month	DOP 12,000 (~USD 191/CAD 265)
Contact	info@condosdominicanos.com

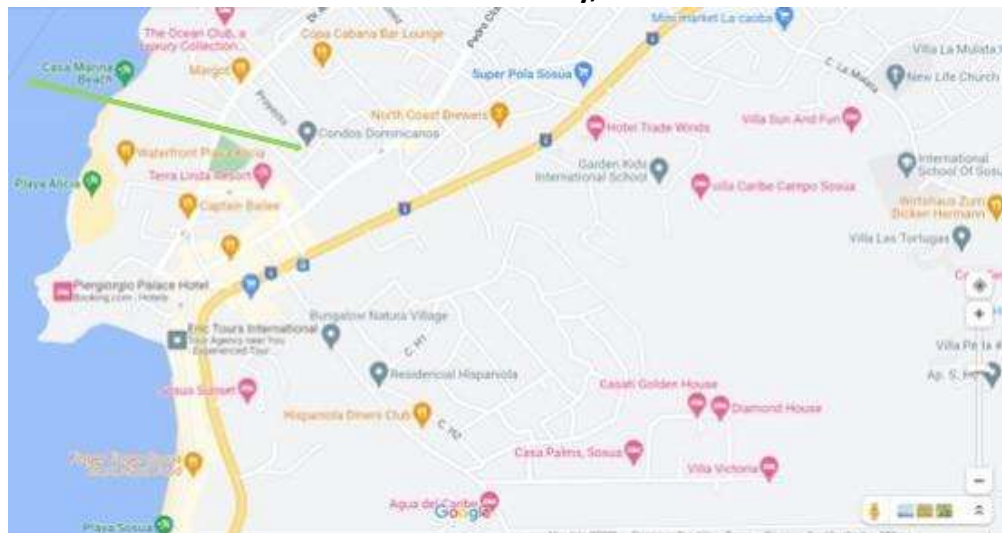


## Onsite location

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 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	Throughout apartment
Kitchen	Open to living room
Work-surfaces	Granite
Shower room: shower, toilet, washbasin	
Shower type	Coralina, walk-in
Double-glazed windows	Bedroom, stairs
Louvre windows	Entrance, balcony windows & door

**Standard fittings**

Ceramic floors throughout	Ceramic walls in bathroom and kitchen
An a/c unit in bedroom and living room	All 12,000 BTU, new in 2025
Ceiling fan in each bedroom and living room	KDK brand
Outdoor space – with table and 2 chairs	Balcony with canvas blind
Bars on all windows	
Screens on all opening windows	Also on louvred balcony and entrance doors

**Furnishings – selected details**

Bed	Queen size, oak
Bedroom furnishings	Mirror closet with drawers, bedside tables
Desk and office chair	Pine table, bookshelves on landing
Sofa	2-seater, recliner
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 1,150	USD 860	USD 695

# Condos Dominicanos Apartment #10A



Details		
Type: 1-bedroom	Area: 58.18 sq m / 626 sq ft	Neighbours #9A, #11A, #10B
Building 2, upstairs	<b>Price USD 100,000</b>	To the rear, a vacant lot on Calle Ayuntamiento, the front faces the pool

Layout		
Front door on right opens onto stairs to upper floor. Stairs have handrail and a small landing with windows to rear	Main landing gives access to bedroom at rear, shower room to right, living space at front of building	Main landing also houses office space on left. Cathedral ceilings in all rooms.
Living space covers full width of apartment at front, plus L-shape behind shower room and includes kitchen	Door at front of living space gives access to balcony facing pool.	Double-glazed windows at rear: bedroom, stair landing

Installations		
Two ceiling fans with lights	Wall lights in entrance, stairs, office space, living space, kitchen, bathroom, & balcony	Neon strips in kitchen. Fixed wall lamps in bedroom.
Desk lamp in office space,	Mobile fan	Extractor hood over stove
Wi-Fi 50 mbps download, 20 up, router, antenna, cables	A/c in bedroom & living room on internal wall facing out	Wall safe
2 TVs, living room and bedroom, both wall-mounted	TCL, JVC 43-inch smart TVs	2 x cable boxes

Kitchen		
4-burner gas cooker, shared gas supply	Crockery, cutlery, glasses: 8 place settings	Large fridge, Frigidaire brand
Microwave, coffee machine, kettle, blender, toaster	Painted pine and glass units with cupboards, shelves, drawers	Table-top water cooler/dispenser
Sink, hot and cold water	Granite counters	Assorted cooking utensils

Shower room		
Walk-in shower, ceramic walls and floor, curtain	Mirror, towel rail, toilet roll holder.	WC, washbasin, hot and cold water
Ventilation through extractor fan to window in high roof	Lower false ceiling over bathroom	

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Living space		
Cathedral roof, except part of kitchen alongside shower room with lower false ceiling	Folding rectangular dining table, mahogany	2 classic dining chairs
Cupboard, shelf, chest of drawers and apothecary cupboard in varnished pine	2-seater La-Z Boy recliner sofa, glass and metal coffee table	Shelf for TV and wifi controls.

Office space		
Fixed pine desk	Office chair	Bookshelves and cupboard in varnished pine

Bedroom		
Large built-in closet with mirror sliding doors, includes shelves & drawers	TV wall mounted, small shelf below for cable box, remotes	Cathedral roof
Bed QS, oak	1 bedside table in oak, 2 small shelves by bed	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