

Condos Dominicanos Apartment #11A

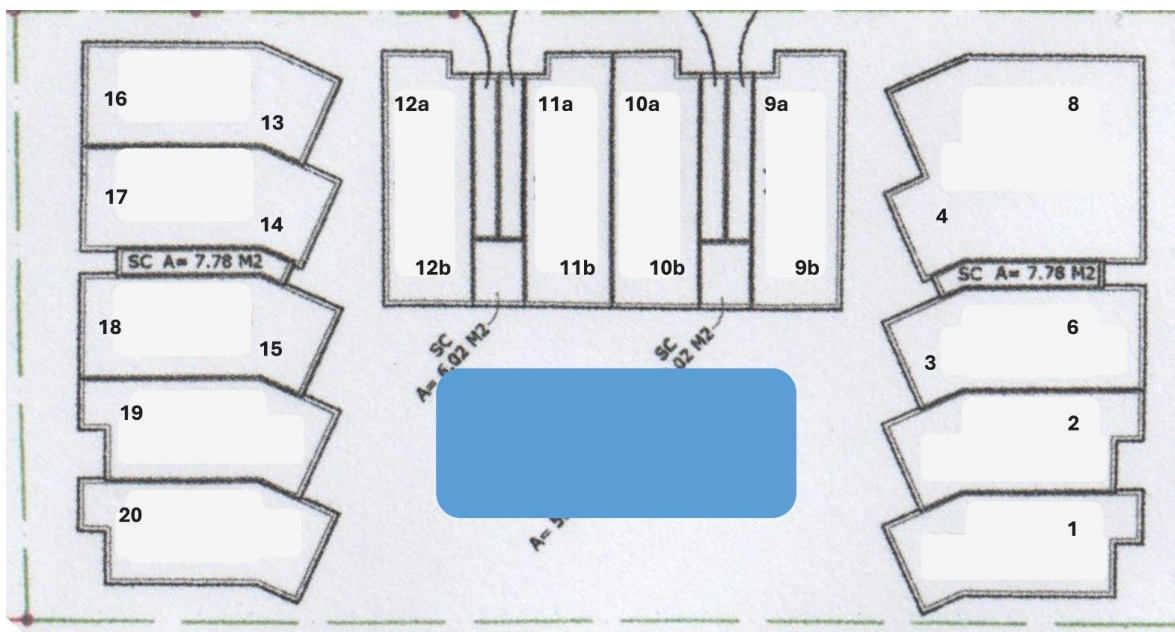
Key information

Apartment number	11a
Type	1 Bedroom by Pool
Which floor	Upstairs
Location	Building 2, mid-row
Price	US 120,000
Area	51 sq m / 546 sq ft
Common fees	US 170 per month
Contact	info@condosdominicanos.com

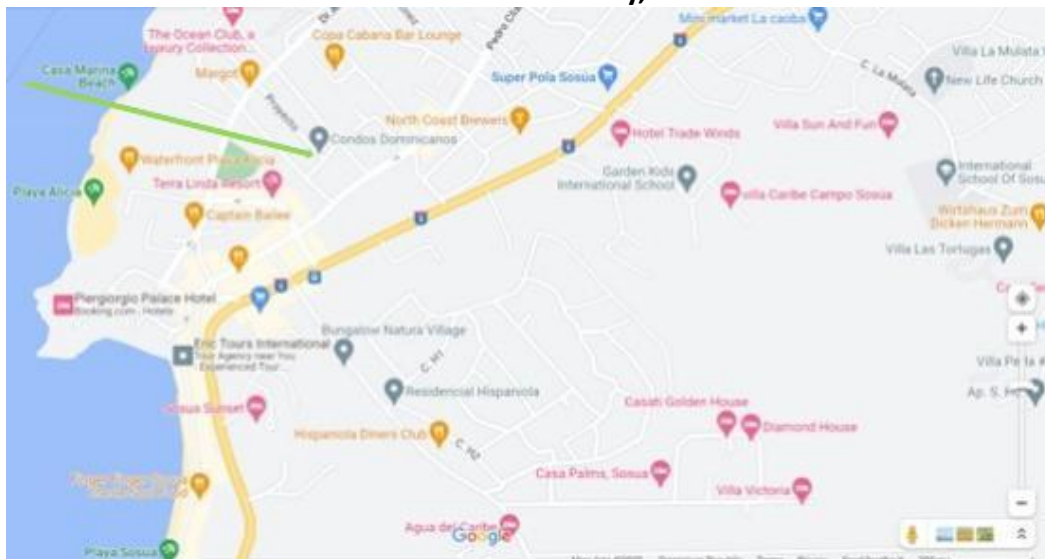


Onsite location

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 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	In living room
Work-surfaces	Marble
Bathroom with shower, toilet, washbasin	Also storage cupboard
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
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, mahogany
Bedroom furnishings	Mirror closet with drawers, bedside tables
Desk and office chair	Wood veneer table, bookshelves on landing
Sofa	2-seater, leather
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 1,100	USD 750	USD 670

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Details		
Type: 1-bedroom	Area: 50.8 sq m / 546 sq ft	Neighbours #10A, #12A #11B
Building 2, upstairs	Price USD 120,000	To the rear, a vacant lot on Calle Ayuntamiento, the front faces the pool

Layout		
Front door on left 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, bathroom to left, living space at front of building	Main landing also houses office space on right. High cathedral roof throughout.
Living space covers full width of apartment at front, and includes kitchen	Door at front of living space gives access to balcony facing pool, with canvas blind.	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 on side wall, living room facing outwards	Wall safe
2 TVs, living room and bedroom, both wall-mounted	TCL 43-inch, Westinghouse 42-inch smart TVs	2 x cable boxes

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

Bathroom		
Walk-in shower, glass screen, coralina walls, ceramics floor and walls	Mirror, towel rail, toilet roll holder, large built-in cupboard	WC. Washbasin, hot and cold water
Ventilation to window in high cathedral roof	Large built-in cupboard	

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Living space		
High cathedral ceiling	Folding rectangular dining table, mahogany	2 classic dining chairs
2-seater leather sofa	Glass and stained pine coffee table	Shelf and chest of drawers varnished pine
Pull-out "apothecary" cupboard		

Office space		
Large two -tier desk in pine	Office chair	Bookshelves in varnished pine

Bedroom		
Large built-in closet with mirror sliding doors, includes shelves	TV wall mounted, small shelf for cable box, remotes	Cathedral ceiling
Bed QS, mahogany	2 bedside tables mahogany	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