

Condos Dominicanos Apartment #11B

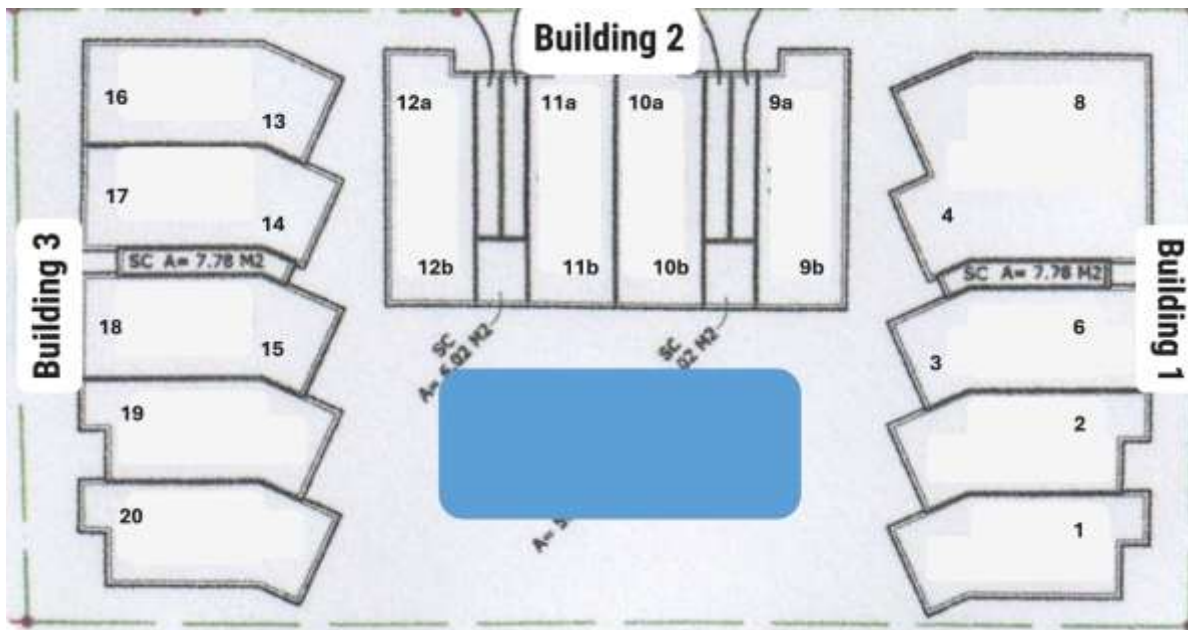
Key information

Apartment number	11b
Type	Junior Studio
Which floor	Ground floor
Location	Building 2, mid-row
Price	US 63,000
Area	38 sq m / 405 sq ft
Common fees/month	DOP 11,250 (~USD 179/CAD 248)
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	25/10 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 shower & kitchen	Gas heater per building, included in fees
Drinking water delivered on site	Included in fees
De Lancer cable TV box basic & HD channels	Included in fees

Apartment layout and installations

Kitchen	Kitchen at front of apartment
Work-surfaces	Granite
Half-bath with toilet, washbasin	Basin, toilet, shelves
Shower type	Separate, walk-in, coralina & glass
Double-glazed windows	None
Louvre windows	Rear windows facing high wall, entrance doors

Standard fittings

Ceramic floors throughout	
An a/c unit	12,000 BTU, new in 2025
Ceiling fan	KDK brand
Outdoor space – with table and 2 chairs	Patio close to pool
Bars on all windows	Front and back, also on louvre doors
Screens on all opening windows	Also on louvre doors

Furnishings – selected details

Bed	Queen size pine
Bedroom furnishings	Small closet area with shelves, drawers under bed
Desk and office chair	Small metal desk, office chair
Armchair	Adirondack chair
Curtains throughout	Yes
Gas stove	4 burner hob

Current monthly rental rates for this condo are:

High season	Shoulder seasons	Summer season
USD 800	USD 600	USD 520

Condos Dominicanos Apartment #11B



Details		
Type: Junior Studio	Area: 37.66 sq m / 405 sq ft	Neighbours #10B, #12B, #11A
Building 2, downstairs	Price USD 63,000	Backs onto boundary, front to pool

Layout		
Living area at front with kitchen on left	Bedroom behind sheetrock wall	Half-bath to left of bedroom
Shower cubicle at rear	Large patio at front	

Installations		
Ceiling fan with light in living space	Ceiling light in bedroom	Wall light in living space. Neon strips in kitchen.
Desk lamp, fixed wall lamps by bed.	Mobile fan	A/c unit above sheetrock wall
Wi-Fi 25 mbps download, 10 up	Router, antenna, cables	Wall safe
TV, living room, on cupboard	KTC 42-inch	Cable box

Kitchen		
4-burner gas hob	Crockery, cutlery, glasses: 6 place settings	Small fridge/freezer, Technomaster brand
Table-top water cooler/dispenser	Microwave, coffee machine, kettle, blender, toaster	Varnished cerezo wood, cupboards, drawers, shelves
Sink, hot and cold water	Granite counter	Assorted cooking utensils

Bathroom		
Walk-in shower, glass brick wall, coralina wall, ceramic floor and curtain	Mirror, towel rail, toilet roll holder, cabinet	Half-bath: WC, washbasin, cold water

Living and office space		
Folding pine half-moon dining table	2 folding wooden dining chairs	Adirondack armchair in pine, loose cushions
2-tier pine and metal desk	Office chair	

Bedroom space		
Open closet space	Drawers below bed	Bed QS, acacia wood
Shelf over bed	2 wall-mounted bedside lights	

Condos Dominicanos Apartment #11B



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