

Condos Dominicanos Apartment #12A



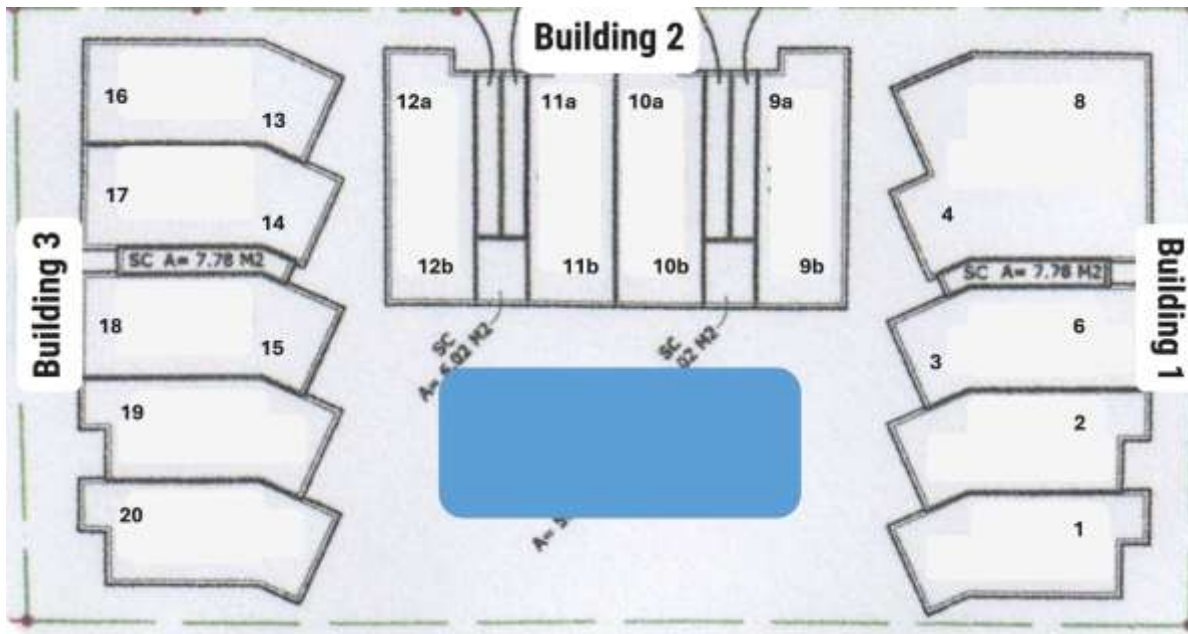
Key information

Apartment number	12a
Type	1 Bedroom by Pool
Which floor	Upstairs
Location	Building 2, end of row
Price	US 100,000
Area	59 sq m / 638 sq ft t
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	L-shape, open to living room
Work-surfaces	Marble
Shower room: shower, toilet, washbasin	Ceramic, walk-in shower
Double-glazed windows	Bedroom, stairs
Louvre windows	Entrance, balcony windows & door

Standard fittings

Pine plank floors throughout, except ceramics in kitchen, bathroom, entrance	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
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

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Details		
Type: 1-bedroom	Area: 59.27 sq m / 638 sq ft	Neighbours #11A #12B
Building 2, upstairs	Price USD 100,000	To rear, carpenter's workshop (rarely used) on Calle Ayuntamiento, front faces the pool, side to Building 3

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.
Living space plus kitchen covers full width of apartment at front, and kitchen L-shape behind shower room	Door at front of living space gives access to balcony facing pool.	Double-glazed windows at rear: bedroom, stair landing
All floors (except kitchen, bathroom & entrance) have pine planking	Cathedral ceilings in all rooms.	

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	Window above stove
Wi-Fi 50 mbps download, 20 up, router, antenna, cables	A/c bedroom outside wall, living room facing forwards	Wall safe
2 TVs, living room and bedroom, both wall-mounted	TCL 43-inch, Samsung 43-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, plus pine cupboards/drawers	Tall water cooler/dispenser
Sink, hot and cold water	Granite counters	Assorted cooking utensils
Window at side		

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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	Low, false ceiling over bathroom	

Living space		
Cathedral roof, except part of kitchen alongside shower room with lower false ceiling	Folding rectangular dining table, varnished pine	2 bentwood dining chairs
Cupboard, shelf and chest of drawers and apothecary cupboard in varnished pine	2-seater sofa, glass and bamboo coffee table	Shelf for TV and Wi-Fi controls.

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

Bedroom		
Large built-in closet with pine doors, includes shelves and drawers	TV wall mounted, small corner shelf for cable box, remotes	Cathedral roof
Bed QS, oak	Bedside table in oak	2 wall-mounted bedside lights

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