

Condos Dominicanos Apartment #12B



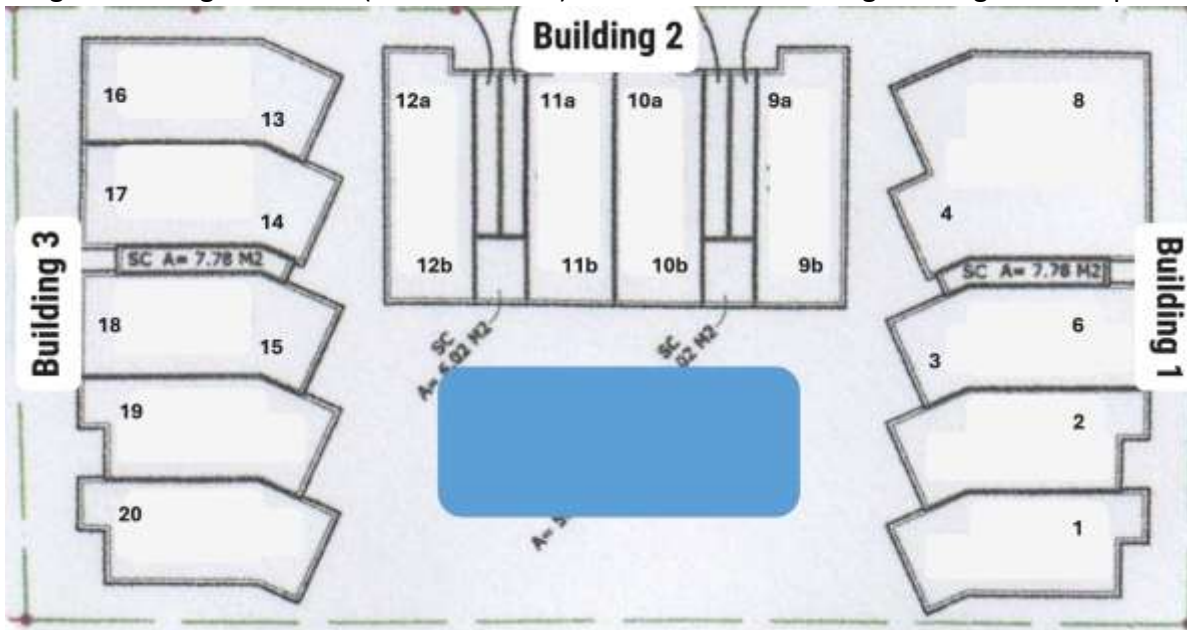
Key information

| | |
|-------------------|-------------------------------|
| Apartment number | 12b |
| Type | Junior Studio |
| Which floor | Ground floor |
| Location | Building 2, end of row |
| Price | US 63,000 |
| Area | 39 sq m / 417 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, step-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, new in 2025 | 12,000 BTU |
| Ceiling fan | KDK brand |
| Outdoor space – with table and 2 chairs | Patio close to pool |
| Bars on all windows | Also on louvre doors |
| Screens on all opening windows | Also on louvre doors |

Furnishings – selected details

| | |
|-----------------------|---|
| Bed | Queen size painted pine, with drawers below |
| Bedroom furnishings | IKEA closet with shelf, shelf above bed |
| Desk and office chair | MDF desk, office chair |
| Armchair | Adirondack chair |
| Curtains throughout | Yes, except window in shower |
| Gas stove | 4 burner hob, no oven |

Current monthly rental rates for this condo are

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

Condos Dominicanos Apartment #12B



| Details | | |
|------------------------|------------------------------|--|
| Type: Junior Studio | Area: 38.72 sq m / 417 sq ft | Neighbours #11B, #12A |
| Building 2, downstairs | Price USD 63,000 | Backs onto boundary, front to pool, side facing Building 3 |

| Layout | | |
|--|-------------------------------|-------------------------------|
| Living area at front with kitchen on right, window on left | Bedroom behind sheetrock wall | Half-bath to right 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 on rear wall facing bed |
| Wi-Fi 25 mbps download, 10 up, router, antenna, cables | Extractor fan above hob | Wall safe |
| TV, living room, on cupboard | Technomaster 40-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 yiquitiva and pine wood cupboards, drawers, shelves |
| Sink, hot and cold water | Granite counter | Assorted cooking utensils |

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

| Living and office space | | |
|---------------------------------|--------------------------------|---|
| Black stained pine dining table | 2 folding wooden dining chairs | Adirondack armchair in decorated pine, loose cushions |
| Small metal desk | Office chair | |

Condos Dominicanos Apartment #12B



| Bedroom space | | |
|---------------------------------|-------------------------------|----------------------|
| Stand-alone IKEA closet, mirror | Drawers below bed | Bed QS, painted pine |
| Shelf over 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 |