

Condos Dominicanos Apartment #13



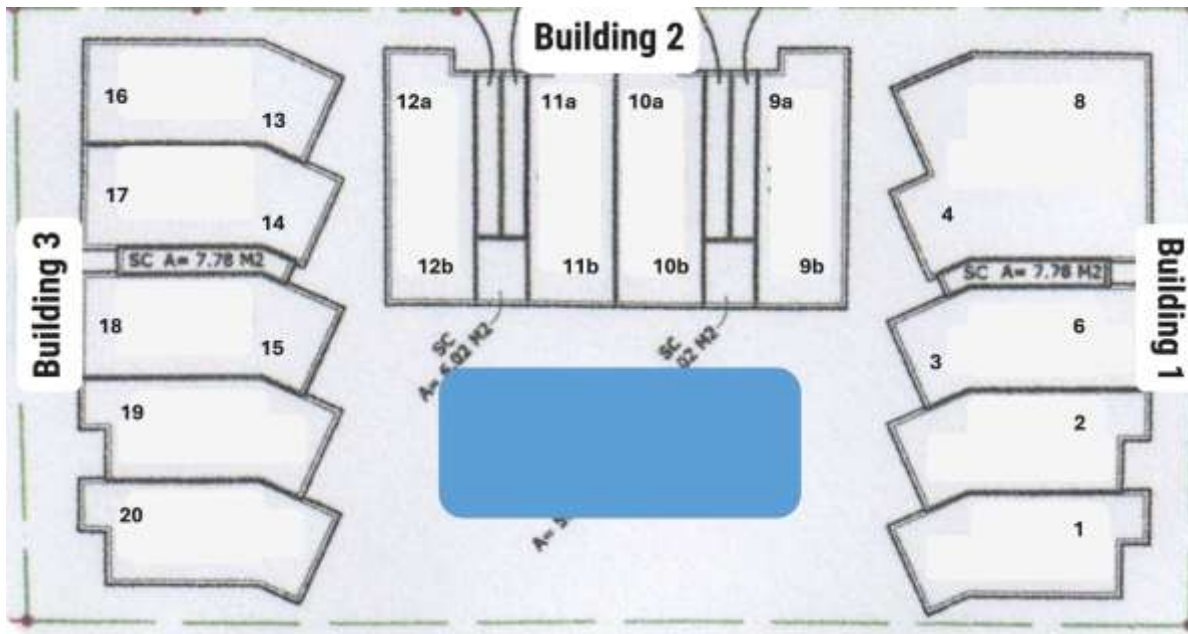
Key information

Apartment number	13
Type	Standard Studio
Which floor	Ground floor
Location	Building 3, end of row, at rear
Price	US 79,000
Area	43 sq m / 460 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 bathroom & kitchen	Gas heater per building, included in fees
Drinking water delivered on site	Included in fees
Cable TV box per TV, De Lancer, basic and HD channels	Included in fees

Apartment layout and installations

Kitchen	Open to living room
Work-surfaces	Granite
Full bathroom with shower, toilet, washbasin	
Shower type	Coralina, walk-in
Double-glazed windows	Kitchen, side
Louvre windows	External doors, bathroom

Standard fittings

Ceramic floors throughout	Ceramic and coralina walls in bathrooms
An a/c unit	12,000 BTU, new in 2025
Ceiling fan	KDK brand
Outdoor space –with table and 2 chairs	Patio
Bars on all windows	
Screens on all opening windows	Also on louvred doors

Furnishings – selected details

Bed	Queen size, oak
Bedroom furnishings	Mirror closet, oak bedside tables
Armchairs	2 bucket seats
Curtains throughout	Curtains at front, tinted kitchen window
Gas stove	4 burners & oven

Current monthly rental rates for this condo are

High season	Shoulder seasons	Summer season
USD 925	USD 650	USD 555

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Details		
Type: Standard Studio	Area: 42.70 sq m / 460 sq ft	Neighbours #14, #16
Building 3, downstairs	Price USD 79,000	Backs onto Oasis in Sosua, front to side of Building 2, side to rear boundary

Layout		
Kitchen at rear, separate open area	Bathroom at rear, off kitchen	Bedroom/living space at front
Patio at front	Double-glazed windows: side (living room), rear (kitchen, tinted)	

Installations		
Ceiling fan with light	Ceiling light in kitchen, bathroom and entrance	Neon strips in kitchen.
Desk lamp, fixed wall lamps by bed.	Mobile fan	A/c on inside wall facing bed
Wi-Fi 25 mbps download, 10 up, rRouter, antenna, cables	Router, antenna, cables	Wall safe
TV, living room, wall-mounted	TCL 43-inch	Cable box

Kitchen		
4-burner gas stove, shared gas supply	Crockery, cutlery, glasses: 6 place settings	Medium fridge/freezer, Mabe brand
Table-top water cooler/dispenser	Microwave, coffee machine, kettle, blender, toaster	Painted pine cupboards, drawers
Sink, hot and cold water	Granite counters	Assorted cooking utensils
Tinted window		

Bathroom		
Walk-in shower, glass screen, coralina and ceramic walls and floors	Cabinet with mirror, towel rail, toilet roll holder	WC, washbasin, hot and cold water

Living space		
Dining table round, varnished pine	2 bentwood dining chairs	2 bucket seat armchairs, wicker, loose cushions
Free-standing chest of drawers, stained pine		

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Bedroom space		
Built-in closet, 2 sliding mirror doors	Cupboard above closet sliding metal doors	
Bed QS, stained oak	2 bedside tables with drawers, stained oak	2 wall-mounted bedside lights

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