

Condos Dominicanos Apartment #16



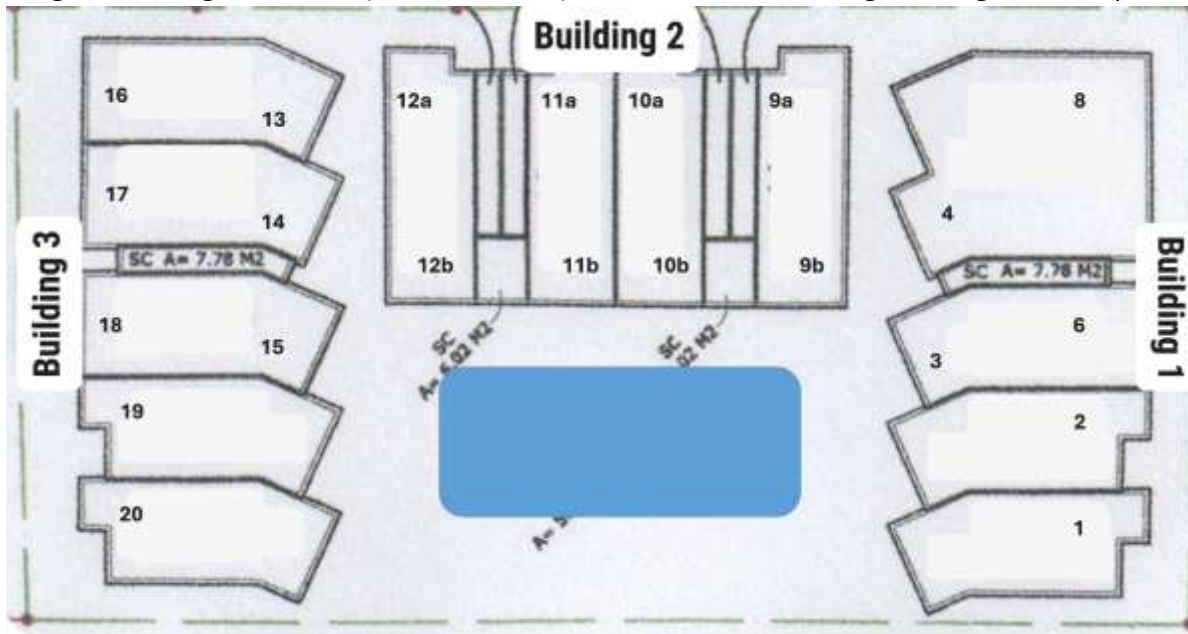
Key information

Apartment number	16
Type	Standard Studio
Which floor	Upstairs
Location	Building 3, 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
De Lancer Cable TV box basic and HD channels	Included in fees

Apartment layout and installations

Cathedral ceilings	Throughout apartment
Kitchen	Open to living room
Work-surfaces	Granite
Full bathroom with shower, toilet, washbasin	
Shower type	Coralina, walk-in
Double-glazing (note: no bars)	Kitchen, side, door, bathroom
Louvre windows	Balcony windows & doors

Standard fittings

Ceramic floors throughout	Ceramic and coralina walls in bathroom
An a/c unit	12,000 BTU, new in 2025
Ceiling fan	KDK brand
Outdoor space –with table and 2 chairs	Balcony with canvas blind
Screens on all opening windows	Also for balcony doors

Furnishings – selected details

Bed	Twin mahogany wood, combine as a short king size
Bedroom furnishings	Mirror closet, chest of drawers, bedside tables
Desk and office chair	Wooden desk
Armchairs	Cushioned loveseat
Curtains throughout	Curtains at front and side, tinted kitchen window
Gas stove	4 burners & oven

Current monthly rental rates for this condo are

High season	Übergangssaisons	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 #17, #13
Building 3, upstairs	Price USD 79,000	Backs onto Oasis in Sosua, front to side of Building 2

Layout		
Kitchen at rear, separate open area	Bathroom at rear, off kitchen	Bedroom/living space at front
Balcony at front, very private	Entrance from stairway, on side at rear, into kitchen, screen door at entrance	Double-glazed windows: side (living room x2), entry door, rear (kitchen, bathroom)

Installations		
Ceiling fan with light	Ceiling light in kitchen	Wall light on balcony, in bathroom. Neon strips in kitchen.
Desk lamp, fixed wall lamps by bed.	Mobile fan	A/c above side window facing over bed
Wi-Fi 25 mbps download, 10 up	Router, antenna, cables	Wall safe
TV, living room, wall-mounted	KTC 42-inch	Cable box

Kitchen		
4-burner gas stove, shared gas supply	Crockery, cutlery, glasses: 6 place settings	Medium fridge/freezer, Daewoo brand
Tall water cooler/dispenser	Microwave, coffee machine, kettle, blender, toaster	Mahogany/painted pine and glass cupboards, shelves, drawers
Sink, hot and cold water	Granite counters	Assorted cooking utensils

Bathroom		
Walk-in shower, glass screen, coralina walls & ceramic floor	Mirror, towel rail, toilet roll holder, shelves	WC, washbasin, hot and cold water

Living and office space		
Dining table rectangle, smoked glass, oak frame	2 wooden dining chairs with fabric seats	2-seater sofa/loveseat, wicker, fitted cushions
Chest of drawers, painted pine	Wall-mounted painted pine shelves, and small wooden desk	Office chair

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Bedroom space		
Built-in closet, 2 sliding mirror doors	Cupboard above closet, varnished pine doors	
Bed 2x twin, combine as short KS, mahogany	2 bedside tables, mahogany, with drawers	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