

Condos Dominicanos Apartment #17



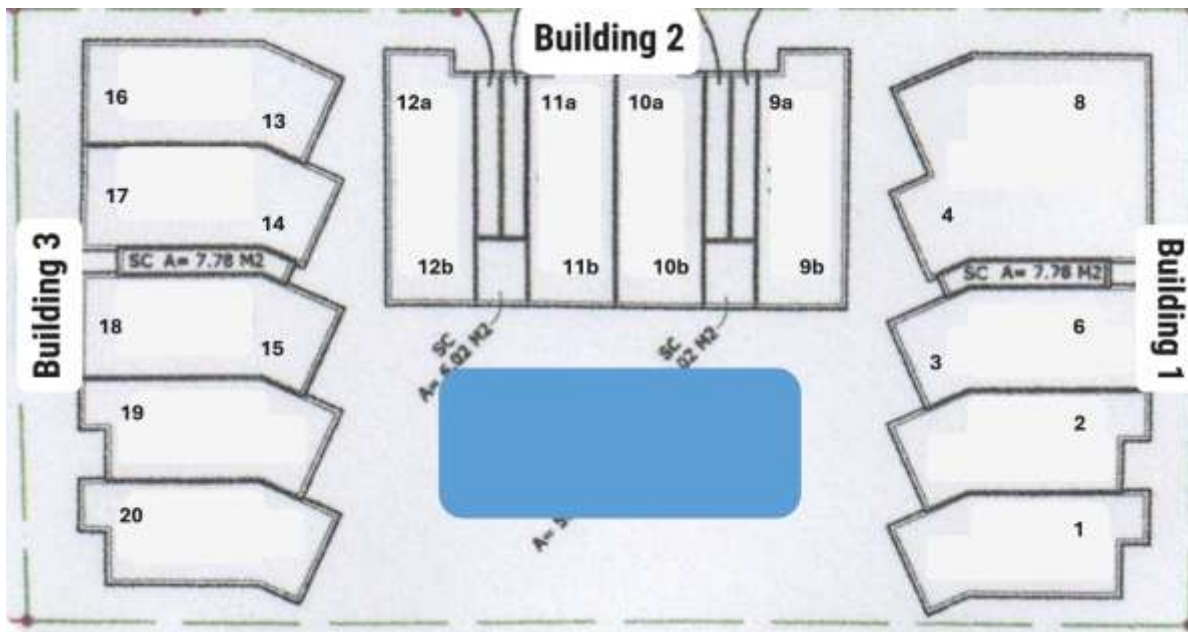
Key information

Apartment number	17
Type	Junior Studio
Which floor	Upstairs
Location	Building 3, middle of row
Price	US 65,000
Area	37 sq m / 400 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
Work-surfaces	Granite
Full bathroom with shower, toilet, washbasin	
Shower type	Coralina & ceramic, step-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	Queen size, painted pine
Bedroom furnishings	Mirror closet, chest of drawers, bedside tables
Curtains throughout	Curtains at front, side, kitchen window and door
Gas stove	4 burners

Current monthly rental rates for this condo are:

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

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Details		
Type: Standard Studio	Area: 37.16 sq m / 400 sq ft	Neighbours #16, #14
Building 3, upstairs	Price USD 65,000	Backs onto Oasis in Sosua, front faces side of Building 2

Layout		
Entrance into kitchen at rear, from passageway	Bathroom at rear, left of kitchen	Bedroom/living space at front
Balcony at front	Double-glazed windows: side (living room), entry door, rear (kitchen, bathroom)	Screen door at entrance

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 on side wall facing over bed
Wi-Fi 25 mbps download, 10 up	Router, antenna, cables	Wall safe
TV, living room, wall-mounted	TCL, 40-inch smart	Cable box

Kitchen		
4-burner gas hob, shared gas supply	Crockery, cutlery, glasses: 6 place settings	Small fridge/freezer, Frigidaire brand
Tabletop water cooler/dispenser	Microwave, coffee machine, kettle, blender, toaster	Painted pine and glass cupboards, drawers
Sink, hot and cold water	Granite counters	Assorted cooking utensils

Bathroom		
Step-in shower, curtain, coralina/ceramic walls & floor	Mirror, towel rail, toilet roll holder, cabinet	WC, washbasin, hot and cold water

Living space		
Circular dining table, smoked glass, steel frame	2 matching steel frame dining chairs with fabric seats	Chest of drawers, painted pine

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Bedroom space		
Built-in closet, 2 sliding mirror doors	Cupboard above closet, sliding mirror doors	Bed QS, stained pine
2 varnished pine bedside tables	2 wall-mounted bedside lights	

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