

Condos Dominicanos Apartment #18



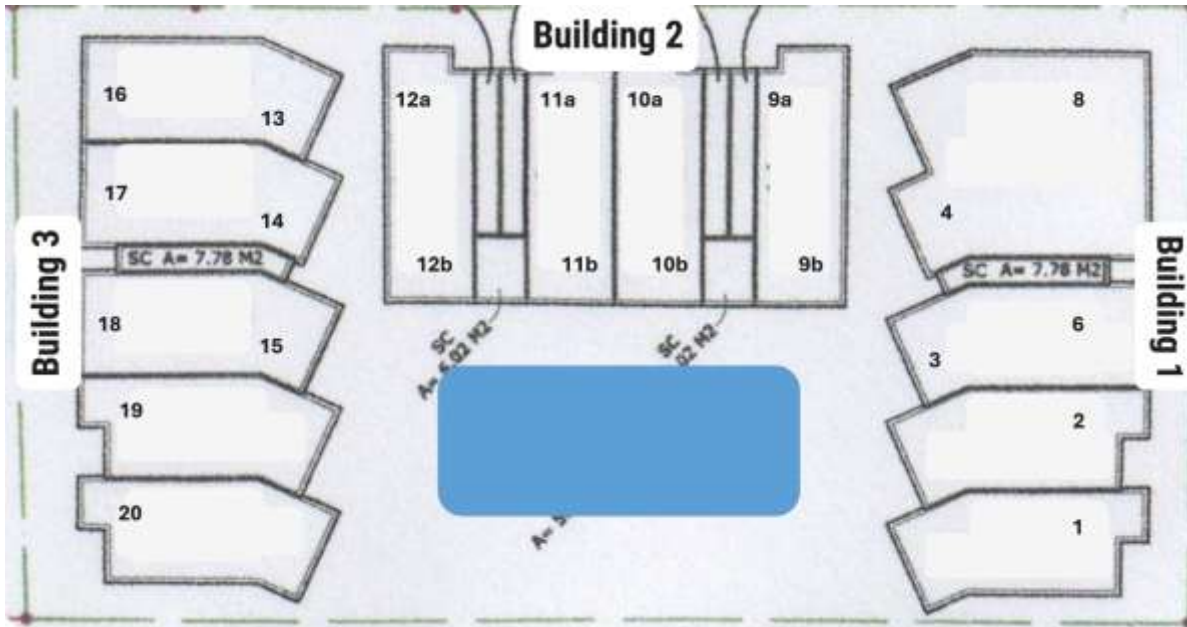
Key information

| | |
|--------------------------|--------------------------------|
| Apartment number | 18 |
| Type | Deluxe Studio |
| Which floor | Upstairs |
| Location | Building 3, mid-row, near pool |
| Price | US 90,000 |
| Area | 42 sq m / 453 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 | In BZ oak, throughout apartment |
| Kitchen | Open to living room |
| Work-surfaces | Granite |
| Full bathroom with shower, toilet, washbasin | |
| Shower type | Coralina with glass cubicle |
| Double-glazing (note: no bars) | Kitchen, side, door, bathroom |
| Louvre windows | Balcony windows & doors |

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 | Balcony with canvas blind |
| Screens on all opening windows | Also on balcony doors |

Furnishings – selected details

| | |
|-----------------------|--|
| Bed | Queen size in Brazilian oak |
| Furnishings | Furniture in Brazilian oak – bedside tables, dining table, chairs, closet, shelves, inner door, balcony furniture, kitchen cabinets. Also high ceiling covered in Brazilian oak. |
| Desk and office chair | Brazilian oak desk and chair |
| Armchairs | Cushioned wooden armchair |
| Curtains throughout | Curtains at front, side, kitchen and entrance door |
| Gas stove | 4 burners & oven |

Current monthly rental rates for this condo are:

| High season | Shoulder seasons | Summer season |
|-------------|------------------|---------------|
| USD 999 | USD 695 | USD 650 |

Condos Dominicanos Apartment #18



| Details | | |
|----------------------|------------------------------|---|
| Type: Deluxe Studio | Area: 42.11 sq m / 453 sq ft | Neighbours #17, #19, #15 |
| Building 3, upstairs | Price USD 90,000 | Backs onto Oasis in Sosua, front faces pool |

| Layout | | |
|---|--|---|
| Kitchen at rear, separate open area | Bathroom at rear, access from bedroom | Bedroom/living space front and centre |
| Office area front left, balcony across front with Brazilian oak furniture | Entrance from stairway, on side at rear, into kitchen, screen door at entrance | Double-glazed windows: side, entry door, rear (kitchen, bathroom) |
| Cathedral ceiling | Ceiling completely lined with Brazilian oak | |

| Installations | | |
|--|-------------------------------|---|
| Ceiling fan with light above bed | Ceiling spotlights in kitchen | Wall light on balcony, in bathroom and living area. Neon strips in kitchen. |
| Spotlights over desk, fixed wall lamps by bed with dimmers | Mobile fan | A/c on ceiling beam in front of kitchen, facing forwards |
| Wi-Fi 25 mbps download, 10 up | Router, antenna, cables | Wall safe |
| TV, living room, on drawer unit | TCL 43-inch | Cable box |

| Kitchen | | |
|---------------------------------------|---|--|
| 4-burner gas stove, shared gas supply | Crockery, cutlery, glasses: 8 place settings | Medium fridge/freezer, Frigidaire brand |
| Tall water cooler/dispenser | Microwave, coffee machine, kettle, blender, toaster | Brazilian pine cupboards, drawers, shelves |
| Sink, hot and cold water | Granite counters | Assorted cooking utensils |

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

| Living and office space | | |
|--|-------------------------------|--|
| Dining table rectangle, Brazilian oak | 2 Brazilian oak dining chairs | Large mahogany armchair, fitted cushions |
| Wall-mounted Brazilian oak shelves and drawers | Large Brazilian oak desk | Brazilian oak desk chair |

Condos Dominicanos Apartment #18



| Bedroom space | | |
|--|--|-------------------|
| Built-in closet, Brazilian oak doors | Cupboard/shelf above closet, Brazilian oak | Large wall mirror |
| Bed QS, Brazilian oak, attached bedside tables | 2 wall-mounted bedside lights | |

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