

Condos Dominicanos Apartment #1

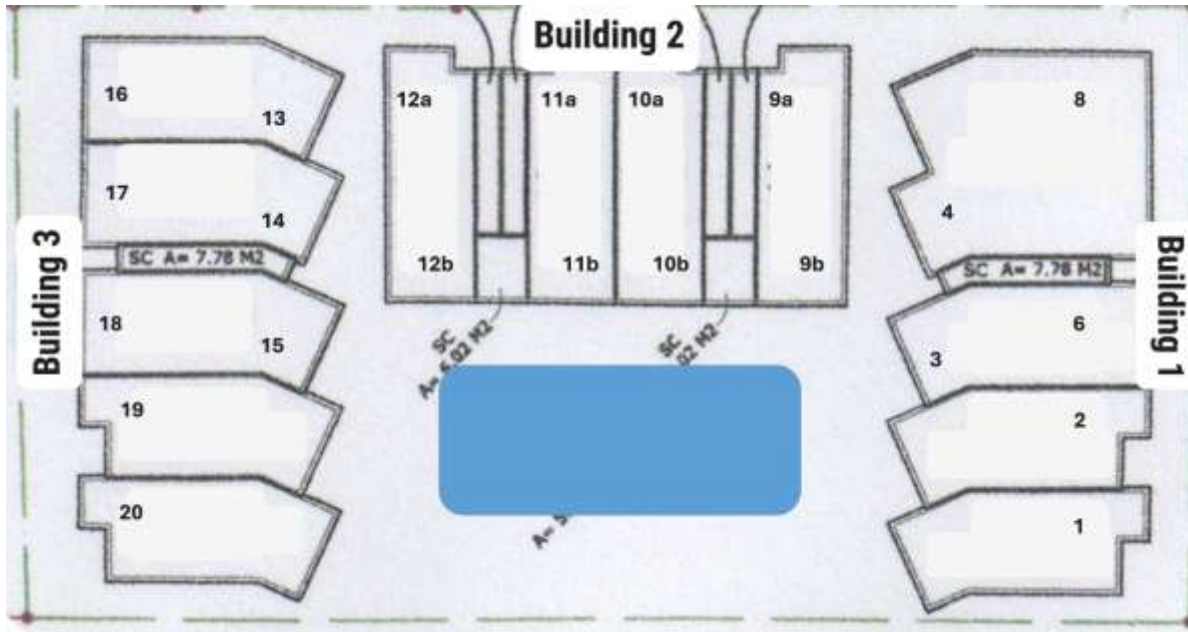
Key information

Apartment number	1
Type	Town house
Which floor	both
Location	Building 1, front end
Price	US 132,000
Area	83 sq m / 896 sq ft
Common fees/month	DOP 12,000 (~USD 191/CAD 265)
Contact	info@condosdominicanos.com

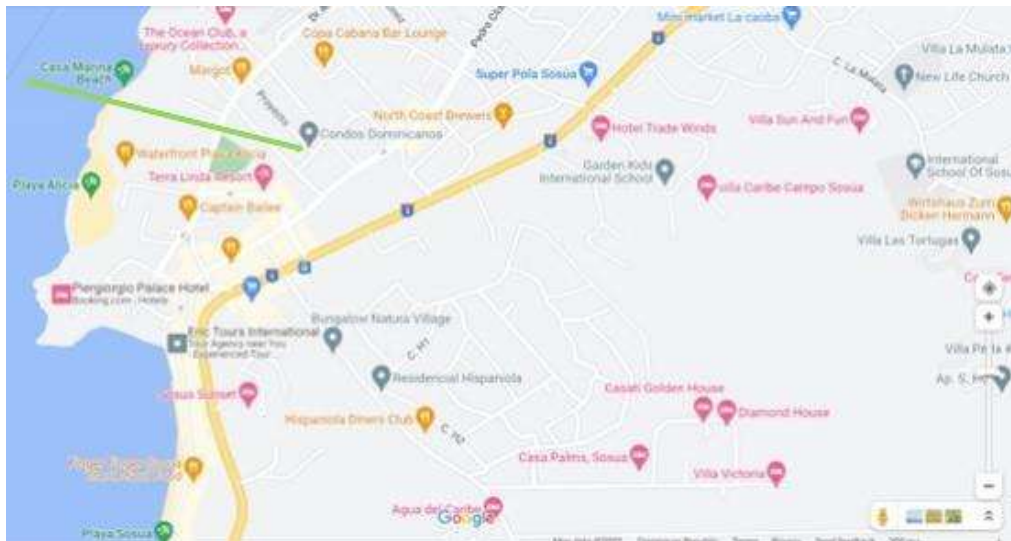


Onsite location

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	50/20 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 full bathroom & kitchen	Gas heater per building, included in fees
Drinking water delivered on site	Included in fees
De Lancer cable TV boxes basic & HD channels	Included in fees

Apartment layout and installations

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

Standard fittings

Ceramic floors throughout	Ceramic and coralina walls in bathrooms
An a/c unit in bedroom and living room	All 12,000 BTU, new in 2025
Ceiling fan in each bedroom and living room	KDK brand
Outdoor spaces – each with table and 2 chairs	Balcony with canvas blind, patio
Bars on all windows	
Screens on all opening windows	Also on louvred doors

Furnishings – selected details

Bed	King size, oak
Bedroom furnishings	Oak closet, drawers, shelves, bedside tables, TV table
Desk and office chair	Glass table, downstairs
Sofa	3-seater, pine
Curtains throughout	Yes, including stairwell
Gas stove	4 burners & oven

Current monthly rental rates for this condo are

High season	Shoulder seasons	Summer season
USD 1,300	USD 910	USD 775

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Details		
Type: Townhouse	Area: 83.22 sq m / 896 sq ft	Neighbour #2
Building 1, both floors	Price USD 132,000	Backs onto Calle Caamaño, side faces Calle Proyecto, front faces pool-house

Layout		
Kitchen at rear downstairs, separate open area	Half-bath off kitchen, WC and washbasin, cold water	Living space downstairs at front facing pool (pool house)
Stairs by wall on Calle Proyecto Side	Bathroom – rear upstairs	Bedroom – front upstairs
Balcony and patio at front	Double-glazed windows: both sides (living room, bedroom), rear (stairs, kitchen)	

Installations		
Two ceiling fans with lights	Ceiling lights in living space and kitchen, entrance and balcony	Wall lights on stairs, in bedroom, bathrooms. Neon strips in kitchen.
Desk lamp; fixed wall lamps in bedroom	Mobile fan	A/c downstairs and upstairs, facing towards door/balcony.
Wi-Fi 50 mbps download, 20 up	Router, antenna, cables	Wall safe
2 TVs, living room on TV stand, bedroom wall-mounted	TCL 43-inch x 2	2 x cable boxes

Kitchen		
4-burner gas stove, shared gas supply	Crockery, cutlery, glasses: 8 place settings	Large fridge/freezer, Whirlpool
Tall 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		
Walk-in shower, glass screen, coralina walls, ceramics floor	Mirror, towel rail, toilet roll holder, shelves	WC, washbasin, hot and cold water

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Living space and office space		
Dining table round, grey painted pine	2 dining chairs, matching grey painted pine	
3-seater sofa, varnished pine frame, loose cushions	Bamboo and glass coffee table	Wood and wicker rocking chair, painted grey, loose cushions
Large free-standing, glass top, MDF and metal frame desk	Office chair	

Bedroom		
Chest of drawers and shelves built-in, oak	Shelves wall-mounted below TV, oak	
Built-in closet, 2 doors opening outwards, oak	Cupboard above closet oak doors	
Bed KS, oak	2 bedside tables oak	2 wall-mounted bedside lights

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