

## Condos Dominicanos Apartment #2

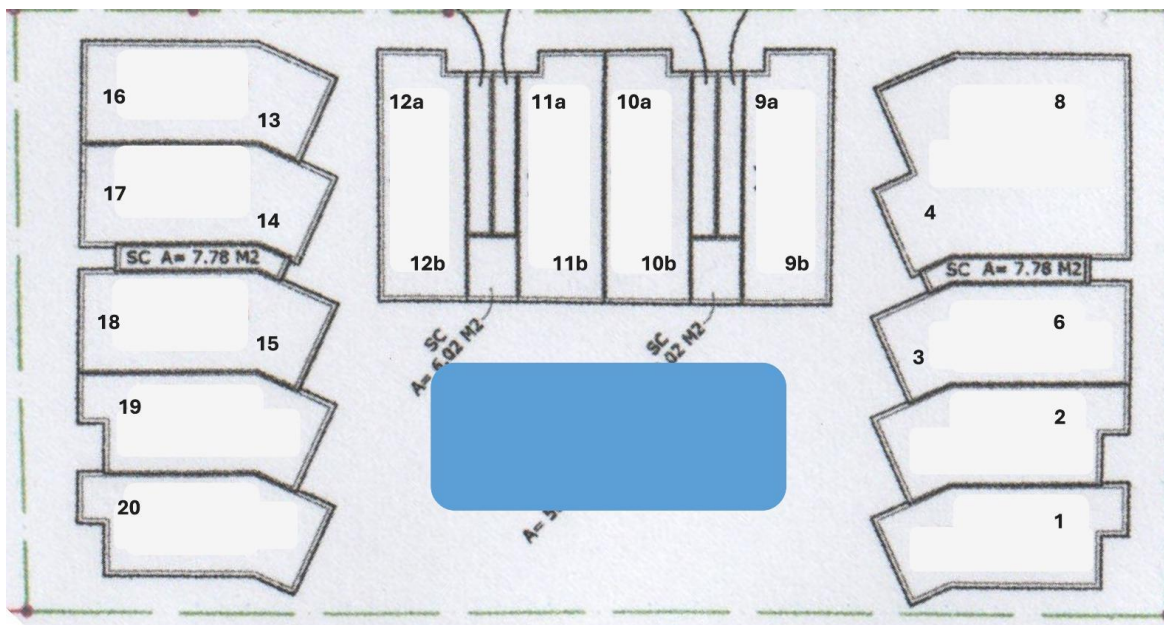
### Key information

<b>Apartment number</b>	2
<b>Type</b>	Town house
<b>Which floor</b>	both
<b>Location</b>	Building 1, mid-row, near gate
<b>Price</b>	US 142,000
<b>Area</b>	81 sq m / 876 sq ft
<b>Common fees</b>	US 170 per month
<b>Contact</b>	info@condosdominicanos.com

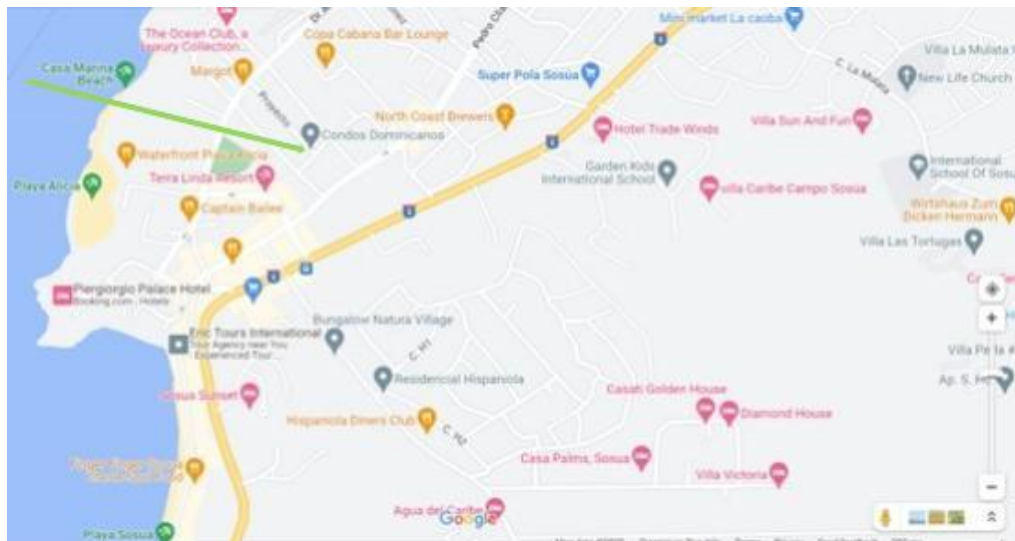


### Onsite location

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 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
Ceiling fan in each bedroom and living room	KDK brand
Outdoor space – 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

Beds	Twin, painted pine, combine into a king size
Bedroom furnishings	Mirror closet, drawers, shelves, bedside tables
Desk and office chair	Glass table, downstairs
Sofa	3-seater, IKEA
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 900	USD 800

## Condos Dominicanos Apartment #2



Details		
Type: Townhouse	Area: 81.3 sq m / 876 sq ft	Neighbours #1, #3 & #6
Building 1, both floors	<b>Price USD 142,000</b>	Backs onto Calle Caamaño, front faces pool

Layout		
Kitchen at rear downstairs, separate open area	Half-bath off kitchen, WC and washbasin, cold water	Living space downstairs facing pool
Stairs by wall next to #1	Bathroom – rear upstairs	Bedroom – front upstairs
Balcony and patio at front	Double-glazed windows: side (living room), 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, bathroom. 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 cupboard unit, bedroom wall-mounted	TCL 43-inch & Danilux 42-inch, smart TVs	2 x cable boxes

Kitchen		
4-burner gas stove, shared gas supply	Crockery, cutlery, glasses: 8 place settings	Large fridge/freezer, Frigidaire brand
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 blocks & screen, coralina walls, ceramics floor	Mirror, towel rail, toilet roll holder, shelves	WC. Washbasin, hot and cold water

Living space and office space		
Dining table square, smoked glass, metal frame	3 dining chairs, matching black metal frame and plastic	
3-seater sofa, pine wood frame, loose cushions	White IKEA MDF coffee table	Metal and woven plastic rocking chair
Metal frame desk with glass worktop	Office chair	

## Condos Dominicanos Apartment #2



Bedroom		
Shelves built-in, varnished pine	Small pine table below TV	
Built-in closet, 2 doors opening outwards, IKEA MDF & mirrors	Cupboard above closet varnished pine doors	Large chest of drawers, stained pine
Bed 2 x twins, can combine as KS, painted pine	2 bedside tables painted pine	2 wall-mounted bedside lights

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