

Condos Dominicanos Apartment #3

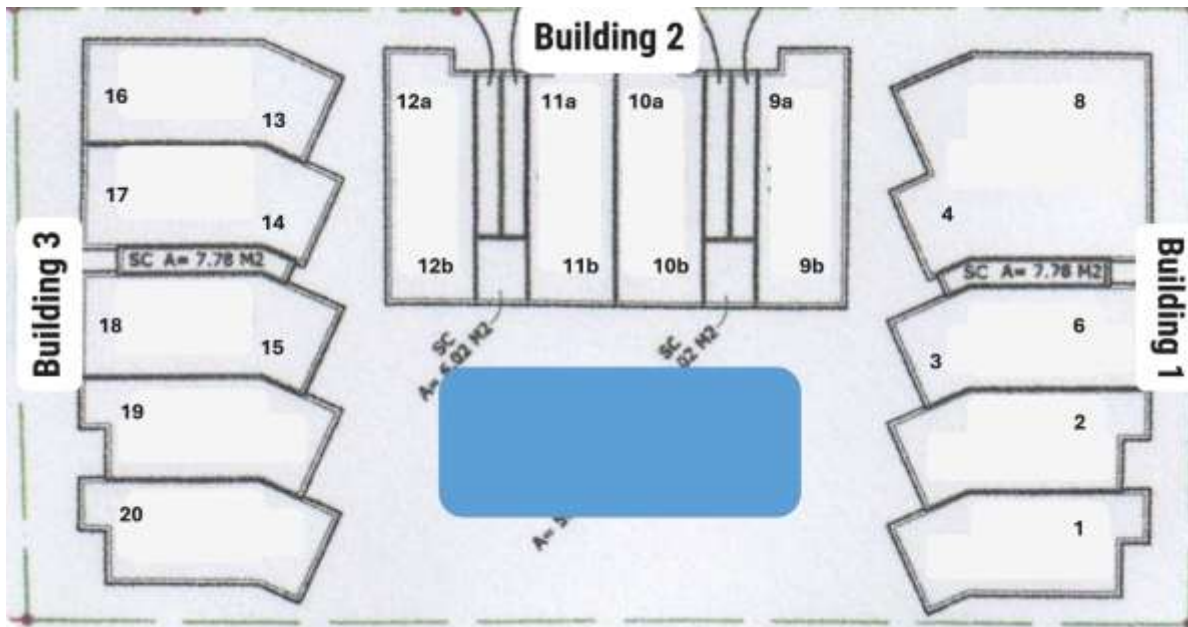
Key information

Apartment number	3
Type	Standard Studio
Which floor	Ground floor
Location	Building 1, mid-row, near pool
Price	USD 79,000
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 & HD channels	Included in fees

Apartment layout and installations

Kitchen	Open to living room
Work-surfaces	Granite
Full bathroom with shower, toilet, washbasin	
Shower type	Coralina, walk-in
Double-glazed windows	Kitchen
Louvre windows	External doors, bathroom

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	Patio
Bars on all windows	
Screens on all opening windows	Also on louvred doors

Furnishings – selected details

Bed	King size, pine
Bedroom furnishings	Pine closet, cupboards, bedside tables
Desk and office chair	Painted wood wall desk
Armchairs	2 bucket seats
Curtains throughout	Blind in kitchen, curtains at front
Gas stove	4 burners & oven

Current monthly rental rates for this condo are:

High season	Shoulder seasons	Summer season
USD 925	USD 650	USD 555

Condos Dominicanos Apartment #3



Details		
Type: Standard Studio	Area: 42.10 sq m / 453 sq ft	Neighbours #2, #6
Building 1, downstairs	Price USD 79,000	Backs onto Calle Caamaño, front to small cana roof, pool

Layout		
Kitchen at rear, separate open area	Bathroom at rear, off kitchen	Bedroom/living space at front
Office space on side	Patio at front	Double-glazed windows: side (living room), rear (kitchen)

Installations		
Ceiling fan with light	Ceiling light in living space, kitchen and entrance	Wall light in living space. Neon strips in kitchen.
Desk lamp, fixed wall lamps by bed.	Mobile fan	A/c side wall, opposite bed.
Wi-Fi 25 mbps download, 10 up	Router, antenna, cables	Wall safe
TV, living room, wall-mounted	TCL 43-inch	Cable box

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

Bathroom		
Walk-in shower, glass screen, coralina wall and floor	Mirror, towel rail, toilet roll holder, cabinet	WC, washbasin, hot and cold water

Living and office space		
Dining table rectangular, smoked glass on oak frame	2 bentwood dining chairs	2 bucket seat armchairs, wicker, loose cushions
Wall-mounted painted pine desk	Office chair	

Condos Dominicanos Apartment #3



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

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