

Condos Dominicanos Apartment #9A



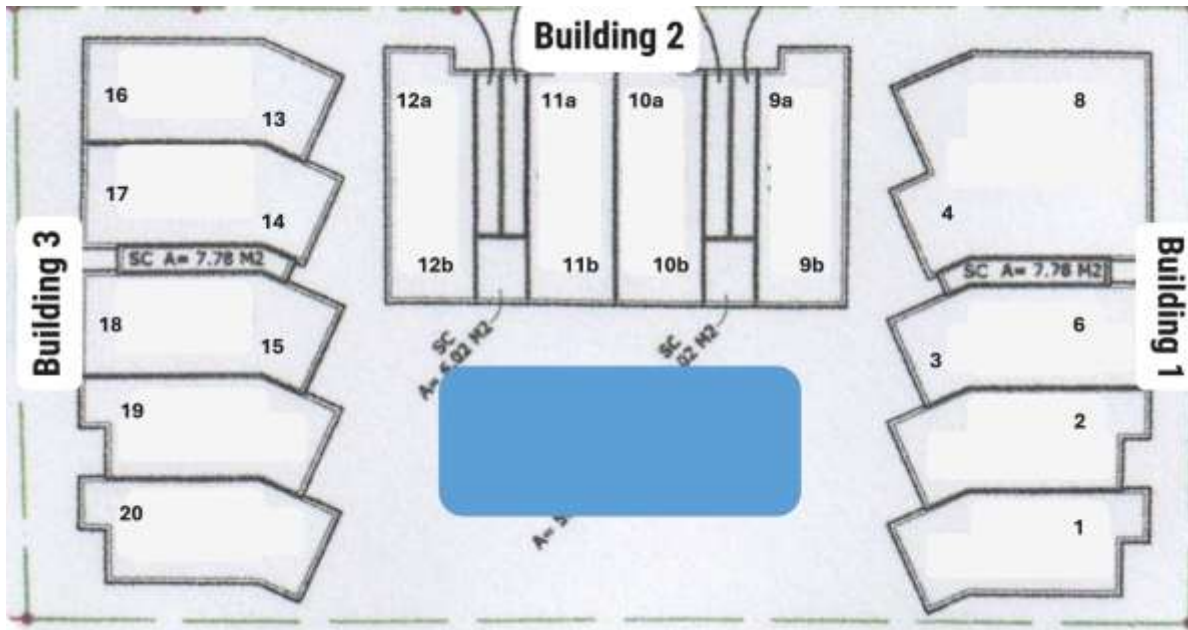
Key information

Apartment number	9a
Type	1 Bedroom by Pool
Which floor	Upstairs
Location	Building 2, end of row
Price	US 100,000
Area	59 sq m / 638 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 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	Throughout apartment
Kitchen	Galley kitchen on landing
Work-surfaces	Granite
Bathroom with shower, toilet, washbasin	Also storage cupboard
Shower type	Coralina, walk-in
Double-glazed windows	Bedroom, stairs
Louvre windows	Entrance, balcony windows & door

Standard fittings

Ceramic floors throughout	Ceramic walls in bathroom and kitchen
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 space – with table and 2 chairs	Balcony with canvas blind
Bars on all windows	
Screens on all opening windows	Also on louvred balcony and entrance doors

Furnishings – selected details

Bed	Queen size, pine painted black
Bedroom furnishings	Mirror closet with drawers, bedside tables
Desk and office chair	Glass with metal frame table, in living room
Sofa	2-seater, recliner
Curtains throughout	Yes, including stairwell
Gas stove	4 burner hob

Current monthly rental rates for this condo are

High season	Shoulder seasons	Summer season
USD 1,150	USD 860	USD 695

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Details		
Type: 1-bedroom	Area: 59.27 sq m / 558 sq ft	Neighbour #10A, #9B
Building 2, upstairs	Price USD 100,000	To rear is a vacant lot on Calle Ayuntamiento, front faces the pool, side to Building 1.

Layout		
Front door on left opens onto stairs to upper floor. Stairs have handrail and a small landing with windows to rear	Main landing gives access to bedroom at rear, bathroom to left, living space at front of building	Main landing also houses galley kitchen on right. Cathedral roof throughout.
Living space covers full width of apartment, and includes office space	Door to front of living space gives access to balcony facing pool.	Double-glazed windows at rear: bedroom, stair landing

Installations		
Two ceiling fans with lights	Wall lights in living space, kitchen, bathroom, entrance, stairs and balcony	Neon strip in kitchen. Fixed wall lamps in bedroom.
Desk lamp in office space,	Mobile fan	Extractor hood over hob
Wi-Fi 50 mbps download, 20 up, Router, antenna, cables	A/c in bedroom and living room, on external side wall	Wall safe
2 TVs, living room on cupboard unit, bedroom wall mounted.	KTC 43-inch, JVC 43-inch smart TVs	2 x cable boxes

Kitchen		
4-burner gas hob, shared gas supply	Crockery, cutlery, glasses: 8 place settings	Small fridge/freezer, Frigidaire brand
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 walls, ceramic floor	Mirror, towel rail, toilet roll holder, shelves	WC, washbasin, hot and cold water
Large built-in storage cupboard		

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Living space and office space		
Dining table rectangular, black, IKEA pine	4 IKEA dining chairs, matching black pine	Tall water cooler/dispenser
3-seater sofa, with covers	Circular glass and black metal coffee table	Matching TV unit, with grey ceramic top, and black and glass cupboards
Tall chest of drawers, oak.	Large free-standing, glass and metal desk	Office chair
Wicker armchair, painted black, loose cushions	High cathedral ceiling	

Bedroom		
Large built-in closet with mirror sliding doors, includes shelves	TV wall mounted, shelf for cable box, remotes	Cathedral ceiling
Bed QS, black painted pine	2 bedside tables painted pine	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