

Condos Dominicanos Apartment #9B



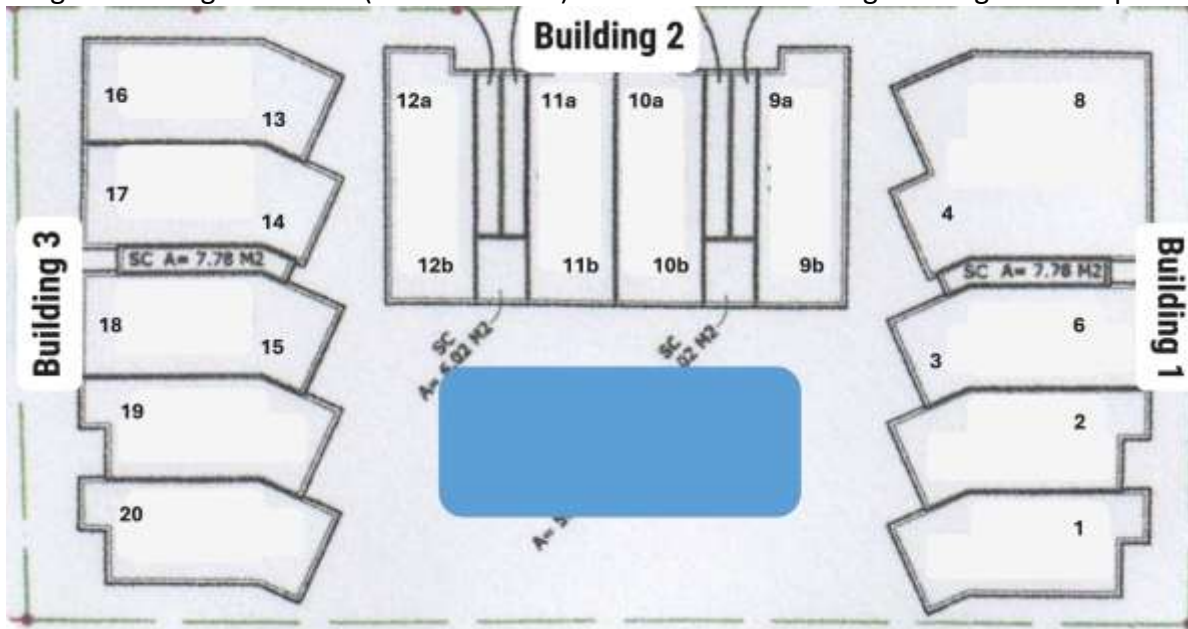
Key information

Apartment number	9b
Type	Junior Studio
Which floor	Ground floor
Location	Building 2, end of row
Price	US 63,000
Area	39 sq m / 417 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 shower & 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	Kitchen at front right of apartment
Work-surfaces	Granite
Half-bath with toilet, washbasin	Basin, toilet, shelves
Shower type	Separate, step-in, ceramic
Double-glazed windows	Front door and window
Louvre windows	Rear windows facing high wall

Standard fittings

Ceramic floors throughout	Ceramic walls in bathroom
An a/c unit	12,000 BTU, new in 2025
Ceiling fan	KDK brand
Outdoor space – with table and 2 chairs	Patio close to pool
Bars on all windows	Front façade is locking sliding doors, no bars
Screens on all opening windows	Also screen for sliding doors

Furnishings – selected details

Bed	Queen size pine
Furniture	IKEA closet with shelves, chest of drawers
Dining	dining table & folding chairs
Desk and office chair	Painted wood wall desk, office chair
Armchair	Adirondack chair
Curtains	At front; at rear black-painted glass
Gas stove	4 burner hob

Current monthly rental rates for this condo are

High season	Shoulder seasons	Summer season
USD 800	USD 600	USD 520

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Details		
Type: Junior Studio	Area: 38.72 sq m / 417 sq ft	Neighbours #10B, #9A
Building 2, downstairs, right end	Price USD 63,000	Backs onto boundary wall, front to pool, side to Building 1

Layout		
Kitchen front right	Office space front left	Shower and half-bath on left, middle
Bedroom area at back, wardrobe on left, middle	Large, covered patio in front	Kitchen front right

Installations		
Ceiling fan with light in kitchen area, neon strips under cupboards	Ceiling light in rear bedroom area. Fixed wall lights by bed.	Double-glazed frontage, sliding doors, tilt and turn windows, dark foil for privacy
Desk lamp.	Mobile fan	Extractor fan above hob
Wi-Fi 25 mbps download, 10 up, router, antenna, cables	A/c unit outer side wall, in middle, new 2025	TV, right wall on swivel arm, can face front or back.
TCL 40-inch	Cable box	Wall safe

Kitchen		
4-burner gas hob	Crockery, cutlery, glasses: 6 place settings	Small fridge/freezer, Technomaster brand
Table-top water cooler/dispenser	Microwave, coffee machine, kettle, blender, toaster	Varnished pine cupboards, drawers, shelves
Sink, hot and cold water	Granite counter	Assorted cooking utensils

Bathroom		
Step-in shower cubicle, ceramic lined, with curtain	Half-bath: WC, washbasin, cold water	Mirror, towel rail, toilet roll holder, cabinet

Dining space		
Folding dining table	2 folding dining chairs	

Office space		
Wall-mounted painted pine desk	Office chair	Adirondack armchair in pine, loose cushions

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Bedroom space		
Bed QS, varnished pine	Pine bedside table	2 wall-mounted bedside lights
2 wall-mounted bedside lights	Movable screen at end of bed	

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