



3-BR condo in luxury beachfront community

\$350,000

Cosón, Coson Bay, Las Terrenas

Ref: SC-0291

Welcome to the bright and homely 3-bedroom condo built on 2 levels and featuring a wonderful rooftop area. It is located in an exclusive gated beachfront community right on the beautiful "Playa Coson", 10 minutes away from the center of Las Terrenas. The condo sits on the second floor (+1 from the ground floor) and on its main level, we find 2 bedrooms, each with an ensuite bathroom and closet and a nice balcony from which you can see the ocean. The two bedrooms are on each side of the living room where there is a fully equipped kitchen that opens to the dining area. The second level is accessed via stairs inside the unit. Upstairs we find the third and very spacious bedroom with an ensuite bathroom with shower, sink, and toilet as well as a walk-in closet. The master bedroom opens...

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Liberty Street 7, Las Terrenass, 32000, DR.

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Property Description

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The condo counts with central air conditioning, floors, and bathroom are made in natural coral stone and European bathroom fixtures. The unit is ideal for living partially (or full rental) and is perfect for visiting the beach town during holidays.

The furniture and appliances are for sale for an additional US\$25,000. The HOA fees are of US\$500 per month and they include maintenance of all common areas, reception, security, drinking water, swimming pool. There is a property management service with a fee of 30% paid to the hotel and 70% for the owners. The fee covers the rental management and promotion (but does not include condo cleaning). The condo occupancy is 35% which brings a return of 5% net yearly, after all the costs and commissions, and leaves room for improvement. The average occupancy rate in this project is around 60%.

Coson Bay benefits from the Confotur law. This law offers very attractive tax advantages to all buyers. These are; Property transfer tax exemption (3% of the purchase amount); Property tax exemption (IPI 1% annually); The exemption of the taxes in case of capital increase and on revenues (27%). You can read more about the Confotur Law and approved real estate projects.

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AMENITIES

• Beachfront • Free Wifi in common areas • Individual parking spot • Large outdoor area • Swimming pools • Children's area • 24/7 security • Poolside Restaurant and Beach club • Reception and hotel service • Emergency power generators • Rental program available

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Additional Info

For Sale	Beds: 3	Baths: 3
Type: Condo	Area: 220 m ²	Near beach
Beachfront	Gated community	Secured community
Common pool	Gym	Terrace
Night Watchman	Day Watchman	Garbage Collection
Electricity	Maintenance	Water
Reception	Pool	Planta / Generator
Security Cameras	Drinks & Food	

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