



Villa for Sale in Agua Dulce, Sosúa – 2 Bedrooms with Pool, Mountain, Ocean Views & Expansion Potential

Sosua, DO

\$379,000

Bedrooms

2

Bathrooms

2

Living area

150 m²

Land

823 m²

Parking spaces

2

Location

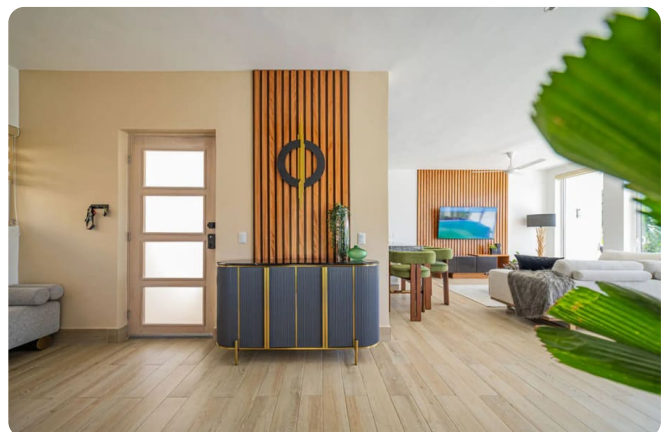
Sosua

Just listed

Your contact

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Upgraded Villa with Private Pool & Expansion Potential

Villa Agua Marina 31A is a fully upgraded 2-bedroom villa for sale in Sosua, Dominican Republic, located in the quiet residential community of Villas Agua Dulce.

Set on an impressive 839 m² private lot, this two-level villa combines modern finishes, spacious outdoor areas and excellent potential for future expansion.

The property features 2 bedrooms, 2 bathrooms, a 34 m² private swimming pool, a large upper-level balcony with mountain and partial ocean views, and a fully landscaped garden.

A particularly attractive feature is the possibility of converting the large upper-level balcony into a third bedroom or additional living space, depending on the buyer's plans and the required construction approvals.

The villa is move-in ready and suitable as a private residence, vacation home or rental investment in Sosua.

Modern Two-Level Villa in Sosua

Villa Agua Marina 31A offers a practical two-level layout with the bedrooms located on the upper floor and the main living spaces on the ground floor.

The villa has been upgraded with modern finishes and is fully air-conditioned, providing comfortable living throughout the year.

Interior Features

- 2 bedrooms
- 2 modern bathrooms
- Two-level layout
- Fully air-conditioned
- Open-concept living area
- Modern black kitchen
- Extended kitchen cabinetry
- Additional storage
- Dedicated laundry area
- High-quality furnishings
- Move-in ready

The open living area connects naturally with the kitchen, creating a comfortable space for everyday living and entertaining.

Two Bedrooms with Expansion Potential

Both existing bedrooms are located on the upper level.

The large balcony on this floor provides an additional outdoor living area and offers mountain views with partial ocean views.

One of the property's key advantages is its potential for future expansion.

Subject to the necessary construction requirements and approvals, the existing balcony could potentially be enclosed and converted into:

- A third bedroom
- Additional living space
- A private office
- A larger master suite

This flexibility gives the property additional potential for owners who want to increase the usable living area over time.

Private Pool & Large Tropical Garden

The exterior of Villa Agua Marina 31A provides significantly more space than many villas in Sosua.

The property sits on an 839 m² lot, allowing for a generous garden, private pool and outdoor entertainment areas.

Outdoor Features

- 34 m² private swimming pool
- BBQ area
- Landscaped tropical garden
- Maintained green areas
- Large upper-level balcony
- Partial ocean views
- Mountain views
- Covered parking for 1 vehicle
- Additional parking space
- Coralina exterior finishes

The spacious garden and pool area create a private setting for relaxing, entertaining and enjoying the Dominican Republic's tropical climate.

Upgraded Kitchen & Comfortable Interior

The kitchen features a modern black design with extended cabinetry, providing additional storage and workspace.

Combined with the open-plan living area, the kitchen creates a practical social space that works equally well for everyday living or entertaining guests.

Both bedrooms and the main living area are air-conditioned, providing year-round comfort.

The villa is sold with high-quality furnishings and is ready for immediate occupancy.

Villas Agua Dulce – Quiet Residential Living in Sosua

Villa Agua Marina 31A is located within Villas Agua Dulce, a quiet residential community in Sosua.

The community offers a more peaceful residential atmosphere while remaining conveniently located near Sosua's beaches, restaurants, supermarkets and other services.

Its location provides a good balance between privacy and accessibility, making it suitable for both full-time residents and international property owners.

Villa for Sale in Sosua – Lifestyle & Investment

Villa Agua Marina 31A offers several potential uses depending on the buyer's objectives.

Private Residence

The two-bedroom layout, private pool and large garden make the villa suitable for comfortable full-time living.

Vacation Home

The property can also serve as a private Caribbean getaway, with ample outdoor space for enjoying time with family and friends.

Rental Investment

The villa's location in Sosua, private pool, two-bedroom configuration and potential expansion to three bedrooms may make it suitable for vacation or long-term rental.

The possibility of creating an additional bedroom could further increase the property's flexibility and potential rental appeal.

Rental income and investment returns are not guaranteed and depend on occupancy, rental rates, management, maintenance, utilities and other operating costs.

Why Consider Villa Agua Marina 31A?

Large 839 m² Lot

The property offers an unusually spacious private lot, providing room for the pool, garden, parking and potential future improvements.

Private 34 m² Pool

The large private pool is one of the property's key lifestyle features.

Expansion Potential

The upper-level balcony may provide an opportunity to create a third bedroom or additional living space, subject to the required approvals and construction feasibility.

Fully Upgraded

The villa has modern finishes, upgraded kitchen cabinetry, air conditioning and quality furnishings.

Mountain & Partial Ocean Views

The upper level benefits from mountain views and partial views toward the ocean.

Move-In Ready

The property is ready for immediate use without requiring a major renovation.

A Flexible Villa Investment in Sosua

Villa Agua Marina 31A stands out for its combination of land, upgrades, private pool and expansion potential.

For buyers searching for a villa for sale in Sosua with more outdoor space than a typical property, the 839 m² lot provides considerable flexibility.

The existing two-bedroom layout works for personal use or rental, while the possibility of converting the upper balcony into additional living space gives the property another potential avenue for future improvement.

If you're looking for a 2-bedroom villa for sale in Sosua with a private pool and large lot, Villa Agua Marina 31A offers a combination of space, upgrades and future potential that is difficult to find in this price segment.

Contact us today for the current asking price, additional property information, rental projections or to schedule a private viewing of Villa Agua Marina 31A in Sosua.

Villa in Agua Dulce Sosúa with 2 bedrooms, 2 baths, 839 m² lot, private pool, mountain and partial ocean views, expansion potential, ideal for living or investment.