

HAPPY EASTER!!

Don't let these Easter opportunities hop away.
Buy a new home now!

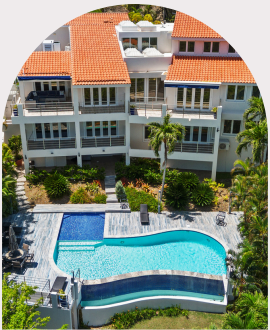
Let me help you remove the stress of selling your home. Based on Market Analysis, you and I will come up with pricing and strategy to get you the best offers!

CALL US FOR A FREE CONSULTATION
787-988-0984

MARIA BROWN
LIC. C-23916

FEATURED LISTINGS

APRIL 2025



5B/5.5BA

\$4,750,000
Ridge Top



4B/4.5+BA

\$2,950,000
Seascape Peninsula



4B/3.5+BA

\$1,795,000
Harbour Lights 78



4B/5.5+BA

\$2,599,000
Peninsula San Juan



2B/2BA

\$435,000
Montesol

APR
5
7:30 am

LA FONDITA FEED THE PEOPLE EVENT

Come and feed the hungry! Volunteers & Food Donations needed ❤️ Date: Saturday, April 5th at La Fondita San Vicente. Food Donations Needed: 🍌🍊🍎🍪

APR
6
12:00 pm

PALMAS PARADE OF HOMES

You're invited to the 1st Annual Palmas Parade of Homes, Sunday, April 6th from 12 to 5 PM. Stunning homes set against the breathtaking backdrop of Puerto Rico's beautiful coastal resort community of Palmas del Mar. 🌊

APR
12
9:00 am

PALMAS FARMERS MARKET

The next Palmas Farmers Market is Saturday, April 12, 2025. Our twice a month farmers market features over 40 farmers, agriculture producers, and artisans between 9 am – 1 pm.

APR
20
10:00 am

EASTER EGG-STRAVAGANZA AT PALMAS DEL MAR!

Get ready for a fun-filled Easter celebration packed with laughter, adventure, and unforgettable memories! Join us as we welcome Easter 2025 with exciting activities for the whole family.

COMMUNITY EVENTS



MARIA BROWN
Your Bilingual Realtor®
and Palmas Connector!

(787) 988 - 0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico



APRIL 2025

Enjoy Resort style living at Palmas del Mar: Golf courses, tennis & pickleball courts, Beach Club, an Equestrian center, and more. Every community has its own charm, so let me show you why we call it Paradise!

[SCHEDULE A TOUR](#)

787-988-0984

SPORTS EVENTS

APR

4

5:00 pm

MARCH MADNESS IN APRIL

5:00 pm-5:30 pm - check in and warm up 5:30 pm-7:00 pm - Round Robin match play. Payment required upon registration. Wear your favorite college team shirt or hat.

APR

12

8:30 am

PAC GOLF SERIES

Registration thru the golf genius program. Skin optional: \$10 (Must be in cash). POT: \$20.00 (Must be in cash)

APR

19

12:00 pm

EASTER FUN DAY

Easter Bunny. Face painting & Kids Games. Pop Corn, Cotton Candy & More!

SATURDAY, APRIL 19TH BEACH CLUB 12:00PM - 5:00PM

APR

30

10:00 am

LSA AQUATIC FITNESS


Looking for a fun and low-impact way to stay fit and healthy? Look no further than water aerobics!

Every Monday & Wednesday from 10-11am. Join Now: www.legendaryswimmersacademy.com



JUST LISTED

FOR SALE \$850,000

 04

 3.5

 2,709

LUQUILLO: Fully renovated 4b/3.5ba home with breathtaking ocean & mountain views on nearly an acre. Features include a modern gourmet kitchen, luxury master suite, expanded living areas, and a covered terrace perfect for entertaining. Bonus unfinished casita for guests or rental potential. Equipped with backup power & water, and short-term rental friendly. Enjoy resort-style amenities: pool, tennis, basketball courts, and 24/7 security.



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LOOKING TO BUY?

After relocating every 3 years (on average) for the past 15 years, I know how overwhelming it can be to move. I'm your neighbor, Palmas Connector, and local Realtor®. I will help you find your dream home and make the transition as smooth as possible. I'm fully bilingual and I'm here for you, every step of the way!



787-988-0984
LIC 23916



Maria Brown



exp
REALTY

LUXURY



MARCH SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
Palmanova Plaza 214	02	02	1,338	\$360,000
Las Villas en Palmas C-1	03	03	1,995	\$395,000
Plantation #88	03	2.5	1,714	\$599,000
Palmanova Village 8301	03	03	2,032	\$615,000
Palmanova Plaza #406	03	02	2,122	\$625,000
Plaza del Puerto #36	04	3.5	3,028	\$1,015,000

APRIL

Home Maintenance Tips

- ✓ Check for Leaks and fix them
- ✓ Replace or seal any windows.
- ✓ Seal the Roof with sealing treatment
- ✓ Work on your landscaping projects.
- ✓ Service your Generator and ACs
- ✓ Service your Garage door.



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PALMAS DEL MAR, PR 00791

SIGN UP FOR OUR PALMAS DEL MAR MARKET REPORT



www.palmasdreamhomes.com/market-report



LANDSCAPING

Freshen up the lawn, add new plants, mulch and landscaping to wow potential buyers.



KITCHEN

Kitchen renovations are the most perceived value when purchasing a house, whether you do a complete renovation or improve the cabinets and countertops.



BATHROOM

If budget is tight, upgrade your bathroom by changing light fixtures, installing dual sinks in the master, and resurfacing the tub.



PAINT

A fresh coat of paint can make a big difference in showcasing your property. Use light solid colors like white, light gray

NEW LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

Address	Bed	Bath	Sq. Ft.	Price
314 Beach Village	03	02	1,391	\$475,000
Maralago 322	02	02	1,612	\$495,000
Harbour Lakes #17-D	03	2.5	1,533	\$499,000
Marbella #225	02	02	1,140	\$585,000
Casillas de Palmas C4	03	2.5	2,192	\$599,000
Aquabella #76	03	03	2,300	\$639,000
Maralago #41	03	03	2,128	\$650,000
Crescent Cove #37	03	3.5	2,200	\$695,000
Isla San Marcos #30	04	04	0	\$850,000
Shell Castle #23	02	02	3,100	\$1,395,000

LAST 30 DAYS:



17
New
Listings



96
Active
Listings



\$675,000
MEDIAN
Active Sale
Price



111 Median
Days on Market



96%
Sale to
List Price

SOURCE: STELLAR MLS FOR ZIPCODE 00791



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and Palmas Connector!

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exp Puerto Rico

APRIL 2025

April is here, bringing sunny skies, gentle ocean breezes, and the beauty of spring to Puerto Rico. It's the perfect time to find your dream home in Palmas del Mar!

CALL FOR MORE
INFORMATION

787-988-0984

FEATURED RENTAL LISTINGS

APRIL



3B/2.5BA

\$3,000/M
Harbour Lakes



2B/1BA

\$2,500/M
Fairway Courts



\$5,000/M
Yabucoa



7B/3.5BA

\$2,600/M
Harbour Lakes



4B/3BA

\$4,000/M
Aquabella

PORT ROAD FOR SALE

- ✓ 4-level state Single Family house
- ✓ 8 bedrooms
- ✓ 8 Remodeled bathrooms (1 Half-bathroom)
- ✓ Full house power generator
- ✓ Panoramic Ocean views
- ✓ Terrace and private pool



FEATURED LISTING
\$3,950,000

 08

 8.5

 03

Experience luxury living at its finest in this stunning estate in Palmas del Mar. This 4-level, 14,000 sq. ft. Contemporary Mediterranean home sits on over half an acre with breathtaking ocean and marina views. Featuring 8 bedrooms, 8.5 baths, a grand foyer, gourmet kitchen, and expansive indoor-outdoor living spaces. Enjoy the private pool, Jacuzzi, outdoor kitchen, and solar-powered sustainability.



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SCAN FOR A FREE WELCOME TO PALMAS GUIDE



www.palmasdreamhomes.com/guide

FEATURED LISTING

One-Story Condo in Harbour Lakes
 Battery backup system
 3b/2.5ba fully equipped
 Remodeled kitchen
 Approximately 1,533 sqft of living
 space.
 Private balcony
 Community pool
 Guard gated community
For Sale: \$499,000



NEW RENTAL LISTINGS

Address	Bed	Bath	Sq. Ft.	Price
Fairway Courts	02	01	1,600	\$2,500/mo
Harbour Lakes 38D	03	2.5	1,833	\$3,000/mo
Harbour Lakes 24B	03	2.5	1,533	\$2,600/mo
Yabucoa	07	3.5	3,675	\$6,000/mo
Aquabella 84	04	03	2,400	\$4,000/mo
Palmanova Plaza	02	02	1,100	\$2,500/mo
Crescent beach 185	02	02	1,540	\$3,200/mo
San Marco	03	3.5	2,100	\$5,000/mo



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 and Palmas Connector!*

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exp Puerto Rico



APRIL 2025

Book your Free Consultation:

<https://calendly.com/palmasdreamhomes/consultation>

SELL

LET'S SELL YOUR PROPERTY!

We can help you get your property the exposure needed to get top-dollar offers. From preparing your home to go to market to advertising, negotiating, and closing, we're committed to helping you navigate and reduce stress. We're problem solvers!

BUY/RENT

LET'S FIND YOUR DREAM HOME!

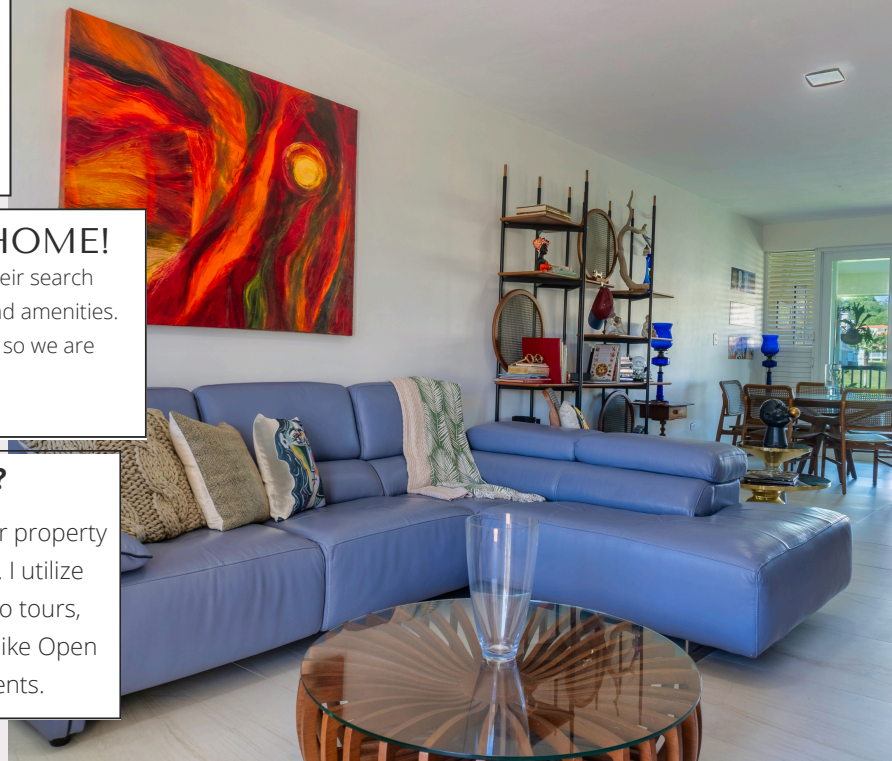
We really listen to our client's needs to determine their search criteria based on their budget, size requirements, and amenities. Living in Palmas is all about community and lifestyle, so we are here to support you, connect you, and make your move/transition as smooth as possible.

Why List your property with me?

I am passionate and committed to giving your property the exposure needed to get top-dollar offers. I utilize digital marketing, including social media, video tours, email campaigns, and other traditional tools like Open Houses, printed material, and community events.



Maria Brown
Lic. C-23916



FEATURED LISTING

\$2,499,000

Elegant, spacious design in Port Road

4-bedrooms, 3.5+ bathrooms

Single Family House

Ocean and mountain views

Lush Garden with mango and avocado trees

Detached Office/Guest Suite

Solar water heater and serviced generator

Hurricane doors, fresh paint, fenced backyard

Private gym and fully automated cold plunge

For Sale: \$2,995,000





EMBER & VINE
ESTD • 2024

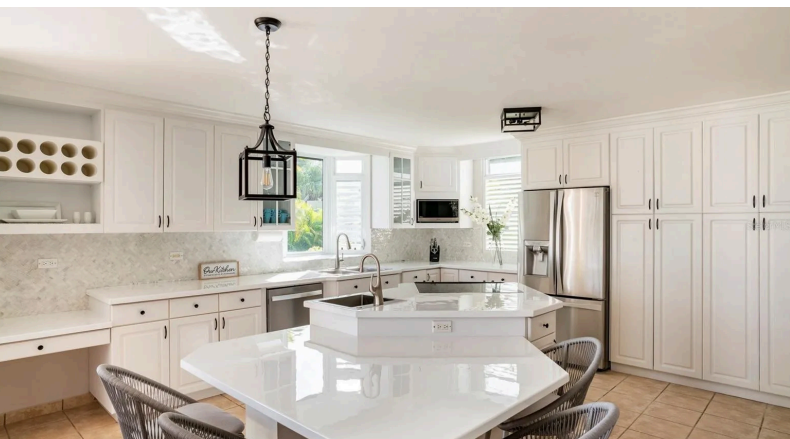
BUSINESS OF THE MONTH

Ember & Vine

Located in Palmanova Plaza, suite 124

Dinner: Join us as we celebrate the fusion of traditional Tuscan flavors with the finest cuts of steak, all set against the backdrop of charming Italian ambiance. Savor the richness of Tuscan cuisine. Book on Open Table.

Opens from Friday thru Sunday 5pm -10pm



 05  3.5  01

FOR SALE \$1,695,000

Surfside 37: Furnished 5b/3.5ba house with a fully equipped kitchen, living and dining rooms, a family room, and a game room. Step outside to a beautiful pool surrounded by lounge chairs and a dining area, all just half a block from the beach.



MEET OUR TEAM

PALMAS DREAM HOMES, BROKERED BY eXp PUERTO RICO

Our team of Bilingual licensed real estate agents is here to help you with all your Real Estate needs. We're passionate, innovative, client-focused, and results-driven.

**Call our lead broker and Palmas del Mar
Connector: Maria Brown at 787-988-0984.**

eXp
REALTY

LUXURY



PALMAS DEL MAR

www.EnjoyPalmas.com

We love living in Palmas Del Mar, and our mission is to create the most comprehensive and complete resource to discover the great activities, restaurants, things to do, and latest updates about Palmas Del Mar.

For more information, contact us at
info@enjoypalmasdelmar.com



 02  02  01

FOR SALE \$597,899

Marbella 325: Furnished 2b/2ba condo boasting two private balconies, enjoy breathtaking views. Located within a guard-gated community with 24/7 security. With short-term rentals allowed, this condo is an excellent investment opportunity



HELP MAKE A DIFFERENCE!

Whether you want to Give or Volunteer, these amazing organizations are doing amazing work in Puerto Rico:



NON-PROFIT ORGANIZATIONS

Palmas Animal Welfare: Rescues, and vets homeless cats and dogs.
www.palmasanimalwelfare.org

Younglife: Christian based organization working with teens.
www.puertorico.younglife.org

Casa de la bondad: Helps women victims of domestic violence.
www.casabondad.org

Palmas Ladies Club: Supports several organizations.
www.palmasladies.com

Send Relief PR: Supports several organizations around the island.



"I never felt so loved until my Young Life leader took me to Young Life camp."
— a high school student

YL younglife



BUSINESS OF THE MONTH

Sparkle Nail, Hair & Skin

Located in Palmanova Plaza, suite 136

Accessible: Convenient, unlimited healthcare access.

Quick: Self-assigned appointment times

Novel: Augmented telehealth with rapid onsite diagnostics

Simple: No Copay, surprise billing or insurance card. It is an easy annual membership.



(939)-900-4020

WHY LIST WITH

**PALMAS DREAM HOMES,
BROKERED BY EXP Realty**

. Strong Marketing skills
(online and offline).
Professional. Maximized
EXPosure. We're
passionate, innovative,
client-focused, and
results-driven.



**Premium listings are Part
of EXP Luxury Division!**

Call our lead broker: Maria Brown at 787-988-0984.



5-STAR REVIEWS



FREE Summer Activities

Go to the Park & Skatepark

Visit the Duck Pond

Make Popsicles

Go to the Humacao Reserve

Learn to Cook Something New

Go to the Farmers Market

Build sand castles

Have a Picnic at the Pterocarpus Forest

LOT LISTINGS

LISTED BY DIFFERENT AGENTS

PROVIDED BY STELLAR & EXPOSURE MLS (MULTIPLE LISTING SERVICES)

Address	View	Lot size	Price
Isla San Miguel 48	Marina (slip)	1,699	\$350,000
Port Road #4	Ocean & city	7,811	\$360,000
Isla San Miguel 47	Ocean, Marina (slip)	2,570	\$449,000
Plaza Mayor #28B	Marina (boat slip)	1,875	\$300,000
San Miguel #47	Marina (boat slip)	1,485	\$290,000
Academy Drive	Mountain & city	564,200	\$7,200,000



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