

ITS BACK TO SCHOOL IN PALMAS!

Enjoy Summer in your own home. Contact now!

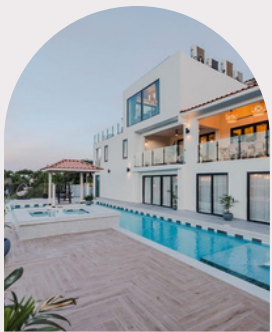
Let me help you remove the stress of selling your home. Based on Market Analysis, you and I will come up with pricing and strategy to get you the best offers!

CALL US FOR A FREE CONSULTATION
787-988-0984

MARIA BROWN
LIC. C-23916

FEATURED LISTINGS

AUGUST 2025



7B/8.5+BA

\$6,800,000
Port Road



3B/3BA

\$1,149,000
Marbella Club



2B/2BA

\$635,000
Crescent Beach



4B/4.5+BA

\$3,849,000
Harbour Lights



8B/8.5+BA

\$4,800,000
Harbour View

AUG

8

7:30 pm

ENJOY LIVE MUSIC AT CAPTAINS SHACK

Looking for a relaxing evening with your family at a great restaurant? This is your chance. Enjoy live music at Captain's Shack with special performances by singers Tisubi and Fernan Razamia.

AUG

9

9:00 am

PALMAS FARMERS MARKET

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

AUG

15

5:30 pm

POPSICLES & POP OF COLOR

Cool off and get creative at the 3rd Annual Summit Kids "Popsicles & Pop of Color" Back-to-School Tie-Dye Party! Join us Friday, August 15 from 5:30–7 PM at Villa Franca Park for an evening of sweet treats and vibrant fun.

AUG

20

5:30 pm

HAPPY HOUR HANGOUT

Welcome to the PLCC's Happy Hour Hangout on Wednesday, August 20th! Every hour is happy hour with friends. Come unwind and enjoy some good times with friends! You've earned a break, so come join us starting at 5:30 PM!

COMMUNITY EVENTS



MARIA BROWN
*Your Bilingual Realtor®
and Palmas Connector!*

(787) 988 - 0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico

AUGUST 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

At Palmas del Mar, you can enjoy a wide variety of sports and activities for all ages. Play a round of golf, practice your swing on the tennis courts, or spend the day relaxing and swimming at our exclusive Members Beach Club.



 03

 2.5

 1,758

JUST LISTED

FOR SALE \$339,000

Step into comfort and resort-style living with Haciendas de Palmas #119 — a bright, spacious 3-bed, 2.5-bath garden-level condo in the heart of Palmas del Mar. This well-kept residence offers an open layout, a covered terrace for outdoor enjoyment, and access to a gated community with a pool and lush surroundings. Ideal as a home or vacation retreat, just minutes from the beach, dining, golf, and tennis.



787-988-0984



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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



JULY SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
Haciendas de Palma #151	03	02	2,060	\$350,000
Montesol #2127	02	02	1,200	\$380,000
Fairway Courts #742	02	02	1,700	\$400,000
Harbour Lakes #2b	03	02	1,528	\$439,000
Isla San Miguel #149	04	3.5	2,107	\$1,025,000
Harbour Lights #78	04	3.5+	4,000	\$1,400,000

AUGUST

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
Cond Aquabella #117	03	03	2,100	\$569,000
Cond Aquabella #98	03	03	2,200	\$569,900
Cond Aquabella #20	03	03	2,100	\$570,000
Crescent Beach #217	02	02	1,540	\$635,000
285 Palmanova Village	03	03	2,098	\$699,000
4 The Views	03	3.5	1,911	\$725,000
The Views #17	03	3.5	1,911	\$775,550
Marbella Club #540	02	2.5	1,775	\$850,000
Marbella Club #452	04	03	3,200	\$2,685,000
Port Road #13	07	8.5+	8,682	\$6,800,000

LAST 30 DAYS:



16
New
Listings



104
Active
Listings



\$665,000
MEDIAN
Active Sale
Price



127 Median
Days on Market



97%
Sale to
List Price

SOURCE: STELLAR MLS FOR ZIPCODE 00791



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and Palmas Connector!

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exp Puerto Rico



AUGUST 2025

August has arrived, bringing long summer days, golden sunsets, and the soothing sounds of the ocean in Puerto Rico. It's the ideal time to discover your perfect home in Palmas del Mar!

CALL FOR MORE
INFORMATION

787-988-0984

FEATURED RENTAL LISTINGS

AUGUST



3B/2.5BA

\$2,500/M
Harbour Lakes
PH



2B/2BA

\$2,500/M
Harbourside



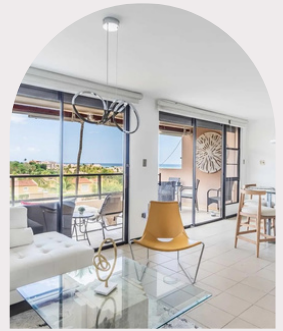
3B/3BA

\$3,000/M
Palmanova
Village



2B/3BA

\$2,600/M
Maresereno



3B/2.5BA

\$3,200/M
La Jolla

HARBOUR LIGHTS FOR SALE

- ✓ 3-level state Single Family house
- ✓ 5 bedrooms
- ✓ 5 Full bathrooms
- ✓ Full house power generator
- ✓ Gated Community
- ✓ Terrace and private pool



FEATURED LISTING
\$1,645,000

 05

 05

 02

Spacious 3-story home with 4 bedrooms plus a private 1-bed/1-bath apartment, ideal for guests or rental income. Features open living areas, wood-look tile floors, diesel generator, and sits on a 1-acre lot in a quiet cul-de-sac. Comes furnished and move-in ready with garage, flex spaces, and outdoor areas with pool potential. Listed below appraisal—enjoy 24/7 security and full access to Palmas del Mar's resort amenities.



787-988-0984



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SCAN FOR A FREE WELCOME TO PALMAS GUIDE



www.palmasdreamhomes.com/guide



FEATURED LISTING

Corner unit in Fairway Courts
2b/2ba with lockout configuration
Natural light-filled and private
Dual rental or multi-use potential
Private entrance & kitchenette in
lockout
Near Tennis Center with direct gate
access
Community pool & 24/7 security
For Sale: \$375,000



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
Maresereno 1101	02	03	1,548	\$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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exp Puerto Rico



AUGUST 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!

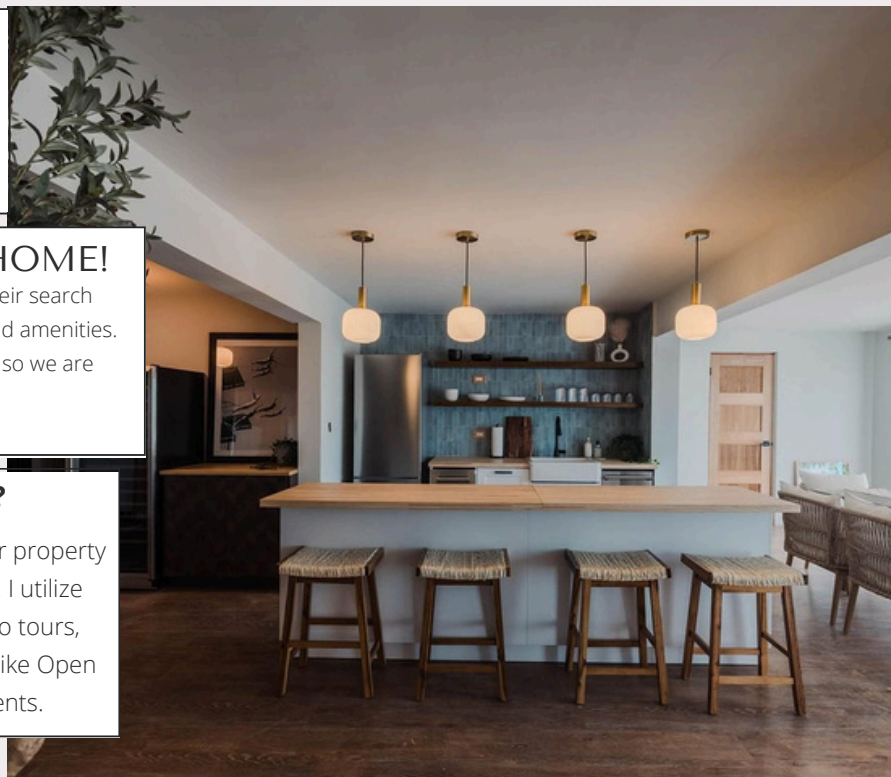
We really listen to our client's needs to determine their search criteria based on their budget, size requirements, and amenities. Living in Palmas is all about community and lifestyle, so we are here to support you, connect you, and make your move/transition as smooth as possible.

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

\$4,800,000

Oceanfront estate in Harbour View

8-bedrooms, 8.5+ bathrooms

Single Family House

Ocean and mountain views

Private pool and garden

Outdoor kitchen with BBQ

Approximately 8,984 sqft of living space.

storage Storm shutters

Spacious terrace with Ocean views

For Sale: \$4,800,000





BUSINESS OF THE MONTH

Entre Humos at Palmas del Mar Yacht Club

Located in At Palmas del Mar Yacht Club

Dinner: Join us this and every Wednesday for an afternoon of premium cigars, good company, and smooth rum pairings by the water. 🌊

Come unwind in style — where the smoke is rich and the view is unmatched.

Wed–Thu & Sun: 2PM–10PM/ Fri–Sat: 2PM–Midnight



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



🛏 03 🏠 03 🚗 01

FOR SALE \$350,000

Beach Village 119: Fully furnished 1b/1ba condo with golf views, just steps from the beach. Move-in ready with AC, appliances, and short-term rental approval. Enjoy a pool, 24/7 security, and access to golf, tennis, and more—a perfect vacation home or investment!



🛏 07 🏠 8.5+ 🚗 03

FOR SALE \$6,800,000

Port Road 13: Fully furnished 7b/8ba residence with theater, office, library, and resort-style pool. Features a bunk suite, dual kitchens, detached guest studio, and over 4,000 SF of outdoor living. Solar-powered, tech-equipped, and located in a gated community.

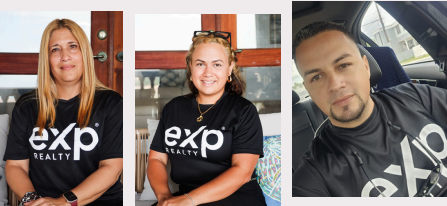


MEET OUR TEAM

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

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

AUGUST 2025

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



HAPPY HOUR HANGOUT

**WEDNESDAY, AUGUST 20
5:30 PM TO 8:00 PM
PRIME ROASTERS AT PAC**



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



AUGUST 2025

Making your Offer **STAND OUT**



We started the “high” season, which means more competition for your offer but also more inventory. If you have to buy this year, don’t wait until December. Take this time to evaluate options and let’s get the negotiations started!



108 DAYS

*Average
Sale Time*



\$490,000

*Average
Sale Price*



15

*Sold
Listings*



92%

*Sales to
Close Ratio*



7

*Under
Contract*



04



3.5+



01



04



5.5+



02

FOR SALE

\$2,499,000

Port Road 7: Stunning 4b/3.5+ba home with panoramic views. Features include a chef's kitchen, lush garden with fruit trees, cold plunge, mini gym, and detached office/guest space. Solar water heater, generator, and hurricane doors add comfort and peace of mind.

FOR SALE

\$2,099,000

Peninsula San Juan: Designed for comfort, sustainability, and breathtaking views, this exceptional property is a boaters dream with two boat slips, balconies in every room, spacious kitchen, private pool and a terrace to enjoy ocean views.



THE BUYER ROADMAP



THE SELLER ROADMAP

