

MERRY CHRISTMAS!

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

DECEMBER 2024



8B/8.5BA

\$3,995,000
Port Road



4B/5BA

\$1,175,000
Flamboyan greens



8B/5.5BA

\$1,600,000
Barrio Tejas



5B/3.5BA

\$1,695,000
Surfside



5B/5.5BA

\$4,995,000
Ridge Top

DEC
13
7pm - 10pm

JINGLE & MINGLE CHRISTMAS PARTY

Join the PLCC for their annual Jingle & Mingle Christmas Party, Friday evening, December 13th from 7 PM to 10 PM at Casa Vicki Russell (Sunrise, Twilight E-11). You are invited to join us whether you're naughty or nice!

DEC
14
9am - 1pm

PHA GOLF CART PARADE & CHRISTMAS PARTY

Save the date and start planning your golf cart theme. Don't forget to register if you want to go to the party. Use this link to register: jo.my/pha2024. And don't miss the Three Kings parade and after party!

DEC
15
4pm - 7pm

PAWLIDAY FUNDRAISER FOR PALMAS ANIMAL WELFARE

Pawliday fundraiser for Palmas animal welfare. Sunday December 15 4-7pm. Food, drink, music, fun, and of course special appearances of our rescues.

DEC
15
4:00 pm

PARRANDA FOR A PURPOSE! 🏠🔑🎄🎵

A Parranda is a Christmas tradition in Puerto Rico similar to caroling. It is marked by singing traditional Puerto Rican music called Aguinaldos and using traditional instruments, and more! Join us in this journey. Locations: 4pm: Surfside 37 / 5pm: Ridge Top 12 / 6pm - Harbour Lights 21.

COMMUNITY EVENTS



MARIA BROWN
Your Bilingual Realtor®
and Palmas Connector!

(787) 988 - 0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico

DECEMBER 2024

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

DEC

7

8:00 am

PLAY FOR A PURPOSE - PICKLEBALL AND TENNIS

Hors d'oeuvre, Live Music by Joseph Wien sponsored by donor. Includes organized Match Play, Refreshments, Balls, Court use, Mimosa and Award Ceremony. Donations will be made separately.

DEC

8

8:00 am

PALMAS ATHLETIC CHAMPIONSHIP 2024

GOLF CLUB. Saturday, December 7th Sunday, December 8th Starting 8:00am | Shotgun. All players must have current USGA Handicap. Registration: Must be paid and registered by November.

DEC

14

10am-5pm

TENNIS GOLF BEACH - PALMAS JUNIORS TENNIS TEAM WARS

Palmas junior tennis players and invited guests compete in a fun team tennis format. Registered players must be able to play independently and keep score. Registration deadline: December 7th.

DEC

18

9:00 am


SHOT OF THE DAY WEEKLY PICKLEBALL PROGRAM

Drinks and Speed ups. MEMBERS \$15 + TAX. NON-MEMBERS \$25 + TAX. Reservation required. For More Information Contact Our Tennis Pro Shop at: 787-656-3025



JUST LISTED

FOR SALE \$433,000

 03

 2.5

 1,533

Turnkey 3b/2.5ba garden apartment in Harbour Lakes, Palmas del Mar. Fully remodeled with modern tiles, new kitchen, aluminum doors, and furnished with appliances. Corner unit offers privacy, extra space, and 2 parking spaces plus a golf cart spot. Resort living near pools and world-class amenities like beaches, golf, and restaurants. Move-in ready!



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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



NOVEMBER SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
Isla San Marcos #9	03	3.5	2,080	\$749,000
59 Palmas Reales	04	3.5	2,300	\$805,000
Sunrise E2	04	2.5	2,300	\$835,000
Surfside Unit #60	04	3.5	3,600	\$1,050,000
Los Lagos #24	04	3.5	4,675	\$1,895,000
Los Lagos #20	04	3.5	4,903	\$2,095,000
43 Harbour Lights	05	4.5	3,759	\$3,460,000

DECEMBER

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.



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
Sunrise C7	04	03	2,311	\$875,000
Palmas Doradas B404	03	03	2,100	\$899,000
Marbella Club #134	03	03	1,963	\$995,000
Plaza del Puerto #36	04	3.5	3,028	\$1,150,000
Surfside #37	05	3.5	3,200	\$1,795,000
Los Lagos #31	04	3.5	4,675	\$1,950,000
Los Lagos #30	04	3.5	4,903	\$1,995,000
Shell Castle Unit 48	04	5.5	4,400	\$1,995,000
500 Ocean Dr Unit#553	04	3.5	2,650	\$2,300,000
Los Lagos Unit #1	04	3.5	5,600	\$2,599,000

LAST 30 DAYS:



27
New
Listings



97
Active
Listings



\$699,000
MEDIAN
Active Sale
Price



86 Median
Days on Market



97%
Sale to
List Price

SOURCE: STELLAR MLS FOR ZIPCODE 00791



MARIA BROWN
Your Bilingual Realtor®
and Palmas Connector!

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exp Puerto Rico



DECEMBER 2024

The best time of the year is about to start. Enjoy more breezy days during the Fall/Winter in Puerto Rico and all the festivities. It is a great time to find your happy place in Paradise!

CALL FOR MORE INFORMATION

787-988-0984

FEATURED RENTAL LISTINGS

DECEMBER



4B/2.5BA

\$2,800/M
Villa Franca II



3B/3BA

\$3,000/M
La Jolla



1B/1BA

\$2,000/M
Fairway Courts



7B/3.5BA

\$6,000/M
Yabucoa



3B/3BA

\$3,500/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 **\$3,995,000**

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

Oceanfront condo in Marbella Club
 Have the ocean as your backyard!
 2b/2.5ba with Private patio
 On-site gym and golf cart chargers
 Back up generator
 Private full size tub
 Community pool
 Elevator shaft
 Guard gated community
 Open-layout kitchen.

For Sale: \$950,000



NEW RENTAL LISTINGS

Address	Bed	Bath	Sq. Ft.	Price
Fairway Courts	02	01	1,600	\$2,500/mo
Harbour Lakes 8A	03	2.5	1,533	\$2,800/mo
Harbour Lakes 60B	03	2.5	1,533	\$2,800/mo
Yabucoa	07	3.5	3,675	\$6,000/mo
Aquabella 72	04	03	2,400	\$4,700/mo
Montesol 2081	03	03	1,600	\$3,500/mo
Crescent beach 217	02	02	1,540	\$3,800/mo
Plaza del Puerto 36	04	3.5	3,028	\$4,800/mo



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 and Palmas Connector!

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DECEMBER 2024

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!

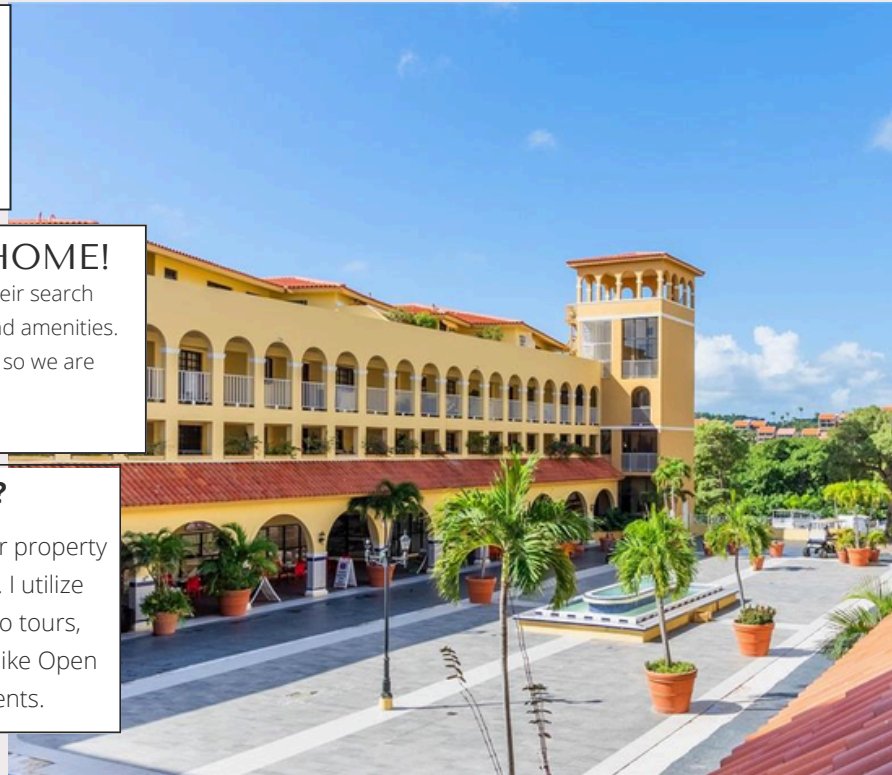
We really listen to our client's needs to determine their search criteria based on their budget, size requirements, and amenities. Living in Palmas is all about community and lifestyle, so we are here to support you, connect you, and make your move/transition as smooth as possible.

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 \$1,695,000

Stunning oceanview - Surfside

5-bedrooms, 3.5 bathrooms

Single Family House

Ocean view

Partially Furnished

Full Power Generator

Private Pool

Spacious balcony

Near Tennis and Golf course

For Sale: \$1,795,000



DECEMBER 2024



BUSINESS OF THE MONTH

Romana Pet Spa


Located in Palmanova Plaza, suite 135

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.

 (787) 719 6797



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
3 ANGLER	Golf & Lake	21,172	\$175,000
HARBOUR Dr Unit#12	Ocean & city	5,500	\$235,000
24 Roble Valley	Ocean, Mountain & city	1,992	\$350,000
San Miguel #10	Marina (boat slip)	20,343	\$395,000
16 Surfside	Marina (boat slip)	6,123	\$450,000
Harbour Lights	Ocean & city	253,839	\$2,600,000

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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.

Younglife: Christian based organization working with teens.

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

Palmas Ladies Club: Supports several organizations.

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

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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

Enjoy



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 \$399,000

Montesol 2127: This 2-bedroom, 2-bathroom condo in Montesol, Palmas del Mar offers short-term rental potential, a lockout suite, split AC, a balcony with partial ocean views, and access to a pool. Steps from Palmeda Restaurant, it's move-in ready.

02 02 01

FOR SALE \$374,900

Palmanova Plaza: Furnished 2b/2ba condo featuring ocean views from the living room and master bedroom. Fully equipped kitchen & rooftop pool. Located near dining, entertainment, and resort amenities. Short-term rentals allowed.



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.



LUXURY

DECEMBER 2024

Making your Offer **STAND OUT**



We are in the middle of the "slow" season, which means less competition for your offer but also less 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!



80 DAYS

Average Sale Time



\$410,000

Average Sale Price



15

Sold Listings



97%

Sales to Close Ratio



5

Under Contract



🛏 08 🚗 05 🚗 02

FOR SALE **\$1,600,000**

Carr 908 Km 2.2 Tejas: This unique property comprises two separate structures. The first one is a 4b/3ba single-family home featuring a private pool and 30K generator. The 2nd structure features office spaces and a gaming room offering many possibilities.

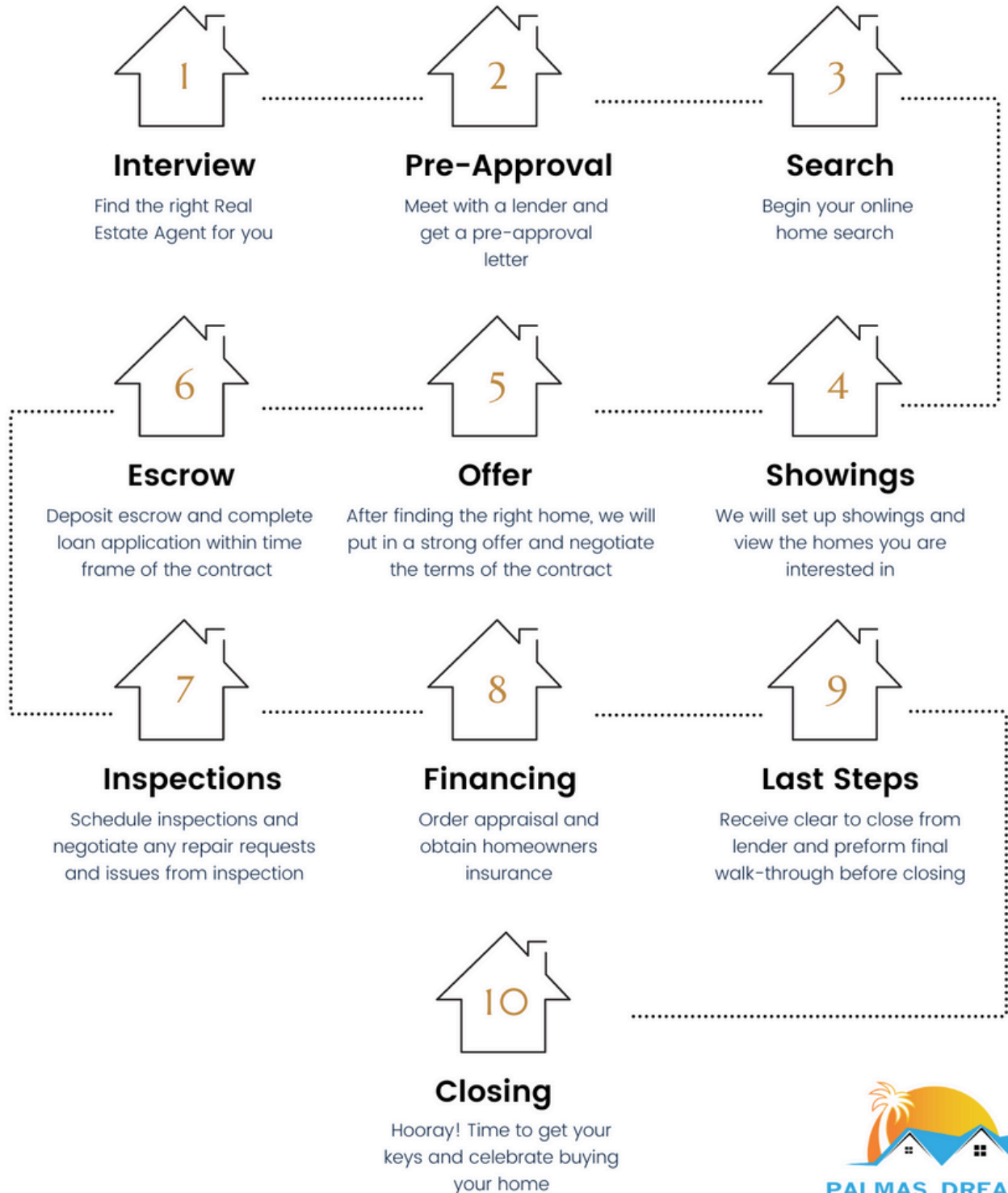


🛏 04 🚗 04 🚗 02

FOR SALE **\$1,175,000**

Flamboyant Greens 13: This luxurious 2-story home, located on a corner lot, features 4b/4ba, stunning golf course and lake views, and a community pool. Spanning 2,745 sq. ft., it includes elegant living spaces, outdoor terrace, and a generator. Located in a gated community.

THE BUYER ROADMAP



THE SELLER ROADMAP





DECEMBER 2024

Enjoy all the Activities throughout our community! If you want to stay up to date with the different activities and check out Palmas del Mar Business Directory, visit:

WWW.ENJOYPALMAS.COM

We are here to help you with ALL Your Real Estate needs!

TESTIMONIALS



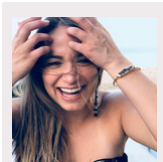
BUYER'S TESTIMONIAL

We highly recommend Maria and her services. If you are anxious about the process of purchasing a real estate in Puerto Rico, look no further. Maria will take your worries away, and will hold your hand every step of the process. She will represent your best interests. You can expect best in class service. On a personal note, Maria is a super lovely, kind and patient person, and is such a pleasure to be around. ~ Tatyana ~



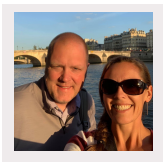
SELLER'S TESTIMONIAL

Maria is the absolute BEST! She helped us sell our mother's home when we had to move her to the states after the loss of our father. The whole process was extremely complicated for many reasons. But, Maria helped us with so many things - selling furniture, coordinating donations, hiring cleaners, painters, lawn service, etc. I could go on and on. We can't thank her enough for helping to make a difficult situation easier! ~ Michelle E.



LANDLORD'S TESTIMONIAL

Maria Brown was amazing! She is extremely knowledgeable of the Palmas del Mar market and was incredible helping me find our new tenant. Diligent and always available to answer questions. I highly recommend Maria to anyone looking for top-notch real estate services in the island! ~Michelle L.



TENANT'S TESTIMONIAL

Maria was a pleasure to work with! She listens to, and understands your needs. She is responsive, and makes you feel like a priority. Ultimately Maria helped us find a home that works great for our family and pets. Definitely recommend working with her! ~ Josh S.

2025 REGISTRATION

January 31st is the last day to register your golfcart and get the 2025 Marbete (registration tag) without late fees. You will need a golfcart inspection (approximately \$10 at Best Golf car or CartsPro), a certificate of insurance, fill out a form at PHA, and pay the fee:

A. Gasoline Golf Carts:

- a. Four (4) Passenger Golf Cart Rate is: \$120.00
- b. Six (6) Passenger Golf Cart Rate is: \$150.00

B. Electric Golf Carts:

- a. Four (4) Passenger Golf Cart Rate is: \$60.00
- b. Six (6) Passenger Golf Cart Rate is: \$90.00



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