

HAPPY NEY YEAR!

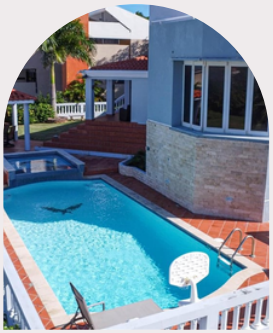
Let me help you remove the stress of selling your home. Based on Market Analysis, you and I will come up with pricing and strategy to get you the best offers!

CALL US FOR A FREE CONSULTATION
787-988-0984

MARIA BROWN
LIC. C-23916

FEATURED LISTINGS

JANUARY 2026



5B/4BA

\$1,900,000
Surfside



3B/2.5BA

\$1,650,000
Solarea



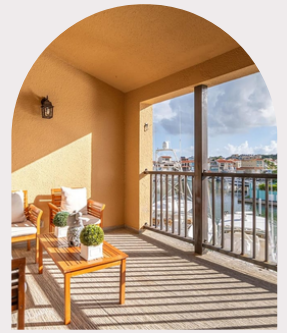
6B/6.5BA

\$399,000
Shell Castle



5B/5BA

\$3,200,000
Port Road



3B/2BA

\$460,000
Harbourside

JAN

1

7:00 pm

LIVE MUSIC

Live music event at Captain's Shack at the Yacht Club, featuring different artists each night from January 1-4.

JAN

2

6:00 pm

MELISA MADRE TIERRA

Live music night at Chez Daniel at the Beach Club, featuring Melisa Madre Tierra, for an evening of great music and relaxed beachfront vibes.

JAN

3

10:00 am

THE LOBBY MARKET

Lobby Market at Wyndham Palmas, featuring curated local jewelry, artisan goods, fashion, and handmade products—an elegant way to shop local, connect with the community, and start the year inspired.

JAN

6

08:00 am

THREE KINGS DAY PARADE & PARTY

Departure from the paddock at 8:00 a.m., touring through Palmas and surrounding communities, ending back at the paddock.

The Three Kings Celebration begins at 11:30 a.m. — a family-friendly traditional event!.

COMMUNITY EVENTS



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

(787) 988 - 0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico



JANUARY 2026

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

JAN
7
07:30 pm

MOONLIGHT TENNIS CLINIC

Enjoy an exciting evening of tennis under the light. Starting with quick warmups and drills, followed by a variety of fun games.

JAN
29
4:00 pm

WINTER GOLF M&G INVITATIONAL 2026

Join us January 29–31 at Palmas del Mar for an exclusive winter golf experience featuring great competition, networking, and tropical vibes. Save the date!

JAN
31
8:00 am

MEMEBERS MORNING DRILLS

Start your saturday with grat energy! Improve your tennis skills in a fun social, and focussed session. Early registration encourage, 16 players maximum. Complimentary to members.

JAN
31
9:00 am

FIRST ANNUAL 5K FUN RUN

Join us on January 31, 2026, for a family-friendly 5K run and walk supporting The Palmas Academy scholarship fund. All ages welcome—run to give, run to make a difference.



JUST LISTED

FOR SALE \$1,945,000

 4

 4.5

 3,718

Just steps from a secluded beach, this Spanish Mediterranean estate in Palmas del Mar sits on two lots, offering room to expand or add a second home. The main house has three en-suite bedrooms, an open layout, and a separate guest house with kitchenette. Enjoy a private tennis court, lush tropical gardens, and over 3,700 sq ft of living space with 4,000 sq ft of covered terraces. Palmas del Mar offers golf, tennis, marina, dining, and a PreK–12 school, all 40 minutes from San Juan.



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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



DECEMBER SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
Montesol C-1	03	03	1,888	\$305,000
Palmanova Plaza #226	02	02	1,300	\$375,000
Harbour Lakes Unit#60-D	03	2.5	1,637	\$390,000
Palmarina Club #1	03	2.5	2,187	\$445,000
Harbour Lakes #4D	03	2.5	1,842	\$474,000
Palmas Plantation #125	04	2.5	2,000	\$540,000
Sunrise E-14	03	03	1,774	\$585,000
Sunrise 9	03	02	1,700	\$655,000
Palmanova Plaza #407	03	02	1,912	\$800,000
Los Lagos #32	04	3.5	3,471	\$2,090,500

JANUARY

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
Palmanova Plaza #220	01	1	454	\$250,000
Palmas del Mar #872	02	02	1,348	\$415,000
Crescent Cove #13	01	01	1,200	\$449,000
Harbourside #999	02	02	1,364	\$450,000
Beach Village #314	03	2	1,391	\$450,000
Harbourside #959	03	02	1,388	\$460,000
Fair Lakes #661	02	02	1578	\$475,000
Villa Franca II #26	04	2.5	1,700	\$510,000
Ocean Drive #336	03	03	2,127	\$624,000
Palladio #8	03	2.5	2,500	\$640,000
Palmas Plantation	04	02	2,000	\$725,000
Solarea #111	03	2.5	2,069	\$1,650,000
Surfside #44	05	04	4,073	\$1,900,000
Palmas del Mar #38-39	04	4.5	3,718	\$1,945,000
Palmas del Mar #29	05	05	5,383	\$3,200,000
Palmas del Mar #53	06	6.5	4,674	\$3,999,000

LAST 30 DAYS:



17
New
Listings



111
Active
Listings



\$624,000
MEDIAN
Active Sale
Price



104 Median
Days on Market



95%
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



JANUARY 2026

January brings cool breezes, bright skies, and peaceful days to Palmas del Mar — the perfect time to find your dream home and enjoy coastal living in Puerto Rico.

CALL FOR MORE
INFORMATION

787-988-0984

FEATURED RENTAL LISTINGS

DECEMBER



4B/2.5BA

\$2,800/M

Palmas del Mar -
Villa Franca II



3B/2.5BA

\$2,800/M

Palmas Drive



1B/1BA

\$2,200/M

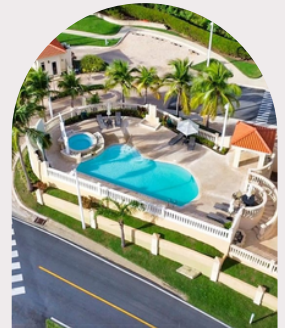
Candelero Drive



1B/1BA

\$2,000/M

Beach Village



3B/3BA

\$2,650/M

PALMANOVA
VILLAGE

WEDGE ST FOR SALE

- ✓ Spacious & Open Layout
- ✓ 4 Bedrooms | 2.5 Bathrooms
- ✓ Resort-Style Amenities
- ✓ Balcony, Private Mailbox
- ✓ Quiet & Convenient Location
- ✓ Easy Access to Palmas del Mar



FEATURED LISTING **\$725,000**

 03

 2.5

 02

Fully furnished 4-bedroom, 2.5-bath home with renovated kitchen, open layout, generous backyard, diesel generator, and 2-car garage. Community amenities include pool, gym, basketball, and beach volleyball. Quiet cul-de-sac location, minutes from Residents' Gate and The Palmas Academy. Asking \$725,000. HOA: \$1,300/year (Palmas del Mar), \$175/month (Palmas Plantation).



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SCAN FOR A FREE WELCOME TO PALMAS GUIDE



www.palmasdreamhomes.com/guide

FEATURED LISTING

3b/3.5ba | 2,200 sq. ft.

Prime Oceanfront Location – Steps from the beach with stunning Caribbean views.

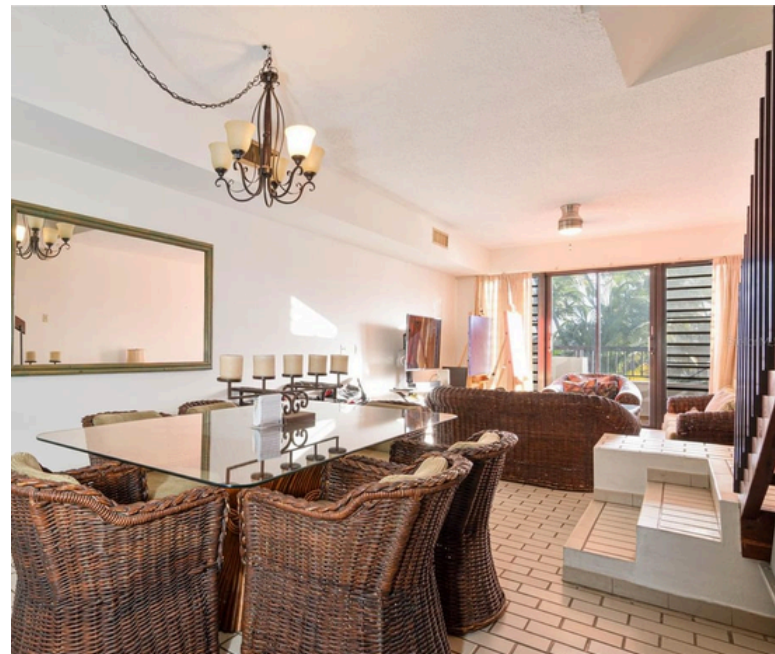
Spacious 3-Bed, 3.5-Bath Villa – Three levels with balcony and rooftop terrace.

Modern Comfort & Backup – Battery system powers all 110V outlets; solar panels allowed.

Resort-Style Amenities – Pool, green areas, 24/7 security, and direct beach access.

Investment Potential – Ideal for short-term rentals or personal use.

For Sale: \$565,000



Crescent Cove 97

NEW RENTAL LISTINGS

Address	Bed	Bath	Sq. Ft.	Price
Beach Village #119	01	01	806	\$2,000/mo
Fairways Courts #878	01	01	800	\$2,200/mo
Mare Sereno 1009	02	02	1,388	\$2,500/mo
Palmanova Village #1301	03	03	2,700	\$2,950/mo
Villa Franca Ad5	03	03	2,700	\$3,500/mo
Monte Carlo #207	03	03	2,700	\$3,500/mo
Plantation #111	03	2.5	2,300	\$3,750/mo
Palmanova Plaza 3B	03	2.5	2,300	\$5000/mo



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exp Puerto Rico

JANUARY 2026

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!

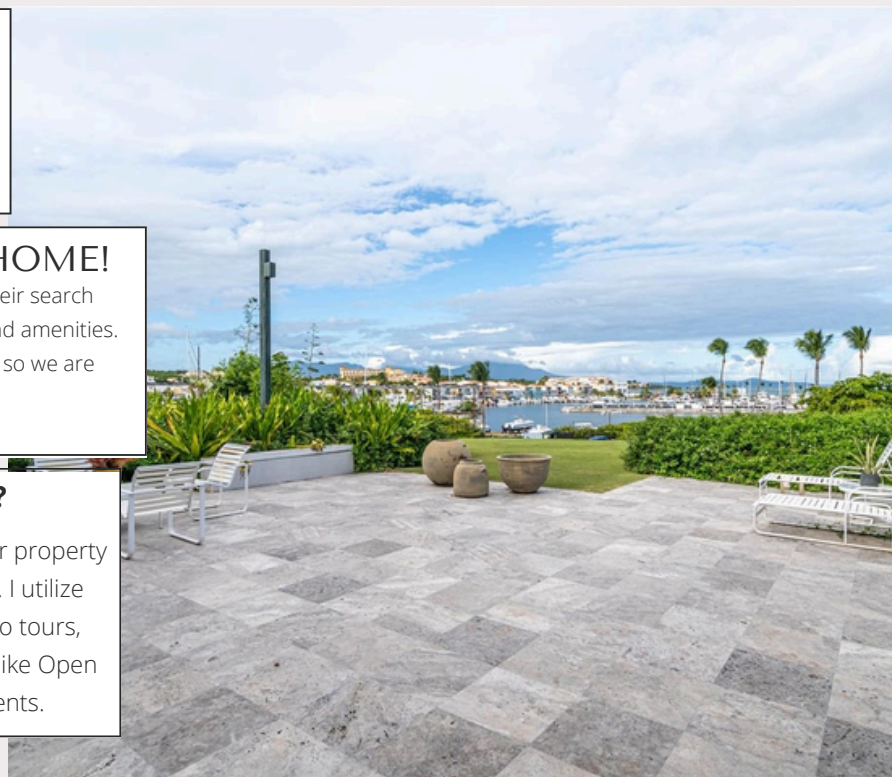
We really listen to our client's needs to determine their search criteria based on their budget, size requirements, and amenities. Living in Palmas is all about community and lifestyle, so we are here to support you, connect you, and make your move/transition as smooth as possible.

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 \$799,000

Oceanview Estate in Shell Castle Club

3 Bedrooms | 2.5+ Bathrooms

Steps from the beach with panoramic ocean and mountain views from the rooftop terrace.

3 bedrooms, loft/office, 2.5 baths inside plus a half bath for the rooftop terrace.

Open-concept kitchen, sleek finishes, natural light, and AC in garage.

Open-concept kitchen, sleek finishes, natural light, and AC in garage.

Shell Castle Club offers recreation, dining, tranquility, and proximity to Palmas del Mar amenities.

For Sale: \$,799,000



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.

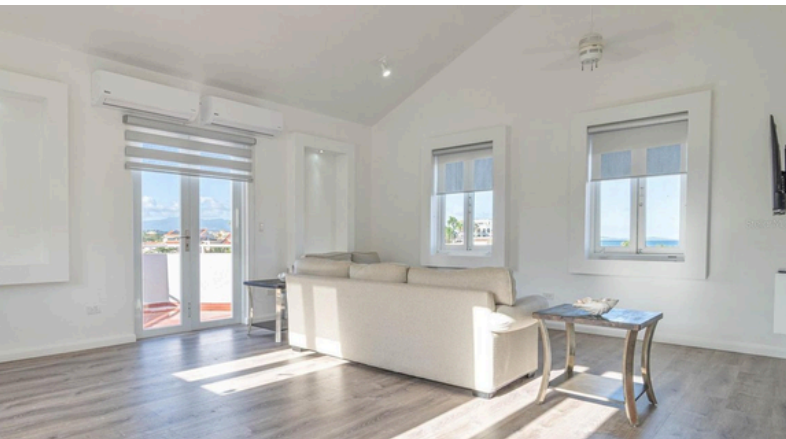


**Premium listings are Part
of EXP Luxury Division!**

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



5-STAR REVIEWS



 05  04  03

FOR SALE \$1,900,000

Corner ocean-view home in Palmas del Mar, steps from the beach, with 5 bedrooms plus office and 4 bathrooms. Features a private pool, diesel generator, garage, and access to world-class resort amenities.



 05  05  02

FOR SALE \$3,200,000

Luxury 5-bedroom + office residence in Palmas del Mar offering over 5,380 sq ft, ocean and marina views, renovated interiors, private movie theater, solar panels, and resort-style amenities.



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

JANUARY 2026



BUSINESS OF THE MONTH

Palmas Dream Homes


Located in Palmanova Plaza, Suite 129

Real Estate Broker

Buy, Rent or Sell

Maria Brown | Lic C23916

Website: palmasdreamhomes.com

 787-988-0984



FREE *Winter Activities*

Celebrate the beginning of the year

Join us for a festive Three Kings Walk, gather with family and friends, and enjoy a special live performance by Melisa Madre Tierra.

A joyful way to welcome the new year with music, tradition, and great community vibes.



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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JANUARY 2026

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!



110 DAYS

Average
Sale Time



\$624,000

Average
Sale Price



11

Sold
Listings



95%

Sales to
Close Ratio



11

Under
Contract



04



2.5



02

FOR SALE

\$455,000

Spacious 3-bedroom, 2.5-bath penthouse condo in Harbour Lakes, Palmas del Mar, featuring a private patio, two-car parking, and easy access to beaches, golf, marina, and dining. 5 Community pools, gym, Airbnb allowed.



05



05



02

FOR SALE

\$1,645,000

Modern 3-story home in gated Harbour Lights Estates, Palmas del Mar, featuring 4 bedrooms plus a private 1-bedroom apartment, oversized 1-acre lot, diesel generator, and move-in-ready comfort with full access to resort-style amenities.



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THE BUYER ROADMAP



THE SELLER ROADMAP





JANUARY 2026

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!



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 ~



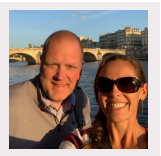
SELLER'S TESTIMONIAL

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.

TESTIMONIALS

2026 REGISTRATION

January 31st is the last day to register your golfcart and get the 2026 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/Electric Golf Carts:

- a. Four (4) Passenger Golf Cart Rate is: \$120.00
- b. Six (6) or Eight (8) Passenger Golf Cart Rate is: \$150.00



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JANUARY 2026

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WWW.ENJOYPALMAS.COM

ENTERTAINMENT

Yacht
Club
Marina

CAPTAINS SHACK

Taco + Margarita Wednesday: Happening every week from 4-8pm. Margaritas \$6, tacos \$3,50 Live Music on Fridays at 7pm, and on Sundays at 5pm. PAC Members get 20% off on Saturdays and Sundays (with members ID). Call 787-656-7300

Palmanova
Plaza
Suite 101

KOFFY BRUNCH AND BISTRO

Karaoke Friday nights. Wine tasting events, Brunch and live music. PAC Members get 15% off on Fridays (with members ID). Contact 787-665-0800

Palmanova
Plaza
Suite 137

NORBERTO'S PIANO BAR

Step into a world where music meets elegance, and every night becomes a masterpiece. We're thrilled to have you join us in our exquisite haven of harmonies and spirits. Contact 718-530-4030

170
Candelero
Drive

WYNDHAM HOTEL

PAC Members get 15% off at Trova Restaurant (with members ID) daily.

Beach
Club
Country
Club

CHEZ DANIEL

Live music on Friday nights at the Beach Club at 7pm. Call 787-656-3005. Brunch at the Country Club on Sundays. PAC Members get 15% off every day (with members ID). Call 787-850-3838 for reservations.

Anchor
Village

CHINCHOS

Live Music, pizza, burgers, pasta. Call 787-236-2934

Humacao

BOCATA

Spanish restaurant, Tapas and wine. PAC Members get 15% off on Tuesdays and Wednesdays (with members ID). Call 787-850-4429

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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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