

# 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



**\$1,900,000**  
Surfside



**\$1,650,000**  
Solarea



**\$399,000**  
Shell Castle



**\$3,200,000**  
Port Road



**\$460,000**  
Harbourside

3B/2BA

## COMMUNITY EVENTS

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!



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

(787) 988 - 0984

[WWW.PALMASDREAMHOMES.COM](http://WWW.PALMASDREAMHOMES.COM)

[INFO@PALMASDREAMHOMES.COM](mailto: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 CLINIS

Enjoy an exciting evening of tennis under the light. Starting with quick warms 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

### MEMBERS MORNING DRILLS

Start your saturday with great energy! Improve your tennis skills in a fun social, and focussed session. Early registration encouraged, 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.



4  
 4.5  
 3,718

## JUST LISTED

FOR SALE \$1,945,000

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*



## DECEMBER SOLD LISTINGS\*

\*BY DIFFERENT REAL ESTATE AGENTS

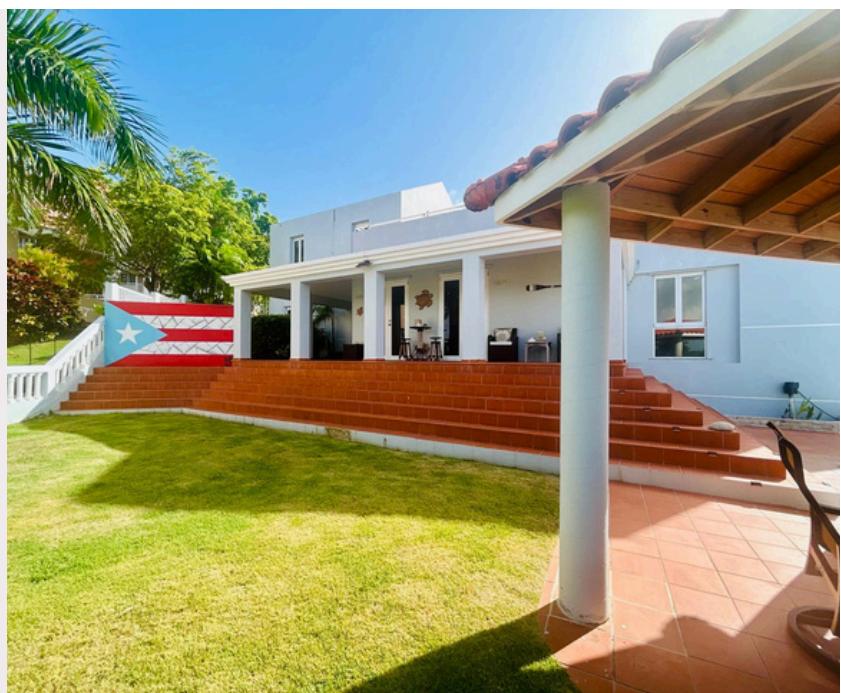
INFORMATION PROVIDED BY STELLAR MLS

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](http://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	1,578	\$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



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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



4B/2.5BA

**\$2,800/M**  
Palmas del Mar -  
Villa Franca II



**\$2,800/M**  
Palmas Drive

3B/2.5BA



**\$2,200/M**  
Candelero Drive

1B/1BA



**\$2,000/M**  
Beach Village

## DECEMBER



1B/1BA

**\$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



- 03
- 2.5
- 02

## FEATURED LISTING **\$725,000**

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](http://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!

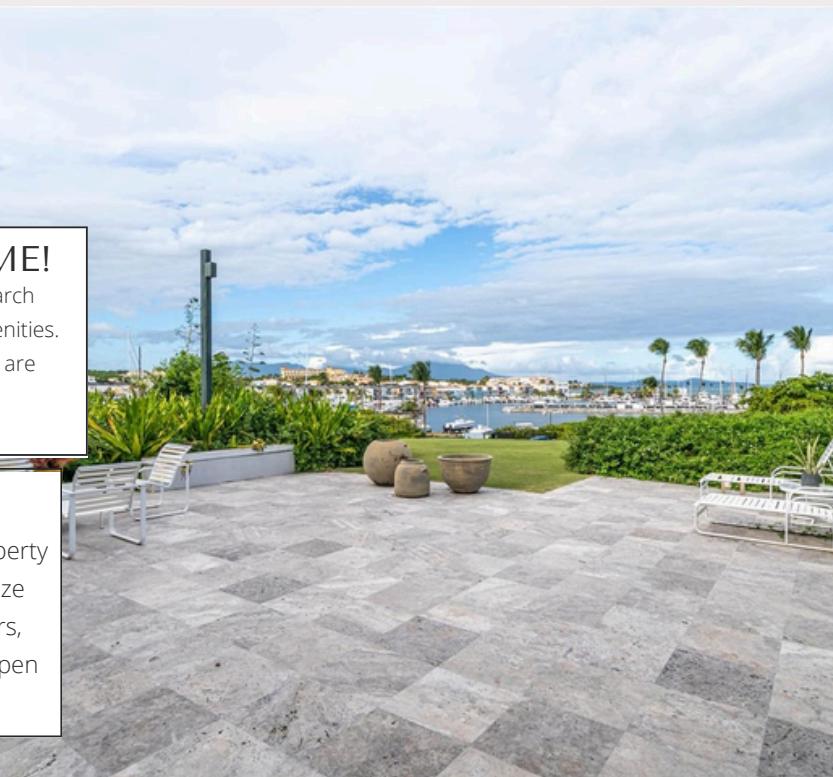
We really listen to our client's needs to determine their search criteria based on their budget, size requirements, and amenities. Living in Palmas is all about community and lifestyle, so we are here to support you, connect you, and make your move/transition as smooth as possible.



**Maria Brown**  
Lic. C-23916

### 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.



## 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.



**Enjoy**  
**PALMAS DEL MAR**

[www.EnjoyPalmas.com](http://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@enjopalmasdelmar.com](mailto:info@enjopalmasdelmar.com)



**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.**



**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](http://www.palmasanimalwelfare.org)

**Younglife:** Christian based organization working with teens.

[www.puertorico.younglife.org](http://www.puertorico.younglife.org)

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

[www.casabondad.org](http://www.casabondad.org)

**Palmas Ladies Club:** Supports several organizations.

[www.palmasladies.com](http://www.palmasladies.com)

**Send Relief PR:** Supports several organizations around the island.



**younglife**

**"I never felt so loved until my Young Life leader took me to Young Life camp."**

*– a high school student*



787-988-0984



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# 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](http://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

# 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



05 05 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.

**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.

# THE BUYER ROADMAP



# THE SELLER ROADMAP



## Interview

Find the right Real Estate Agent for you



## Pricing

Review comparable homes and establish a price for your home



## Staging

Prepare your home to make it's debut on the market



## Marketing

We will use a strategic marketing plan to ensure maximum exposure



## MLS

Your home will go live on the MLS and will be viewable to potential buyers



## Photographs

We will have your home professionally photographed for the MLS



## Offer

We will review all offers and help you understand all the terms of the contract



## Under Contract

After accepting an offer, your home will officially be under contract



## Negotiations

We will negotiate any repair requests made by the buyer



## Closing

Hooray! Time to hand over your keys and celebrate selling your home



**PALMAS DREAM HOMES**  
[www.palmasdreamhomes.com](http://www.palmasdreamhomes.com)





# 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](http://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



787-988-0984



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ENTERTAINMENT

Yacht  
Club  
Marina

Palmanova  
Plaza  
Suite 101

Palmanova  
Plaza  
Suite 137

170  
Candelero  
Drive

Beach  
Club  
Country  
Club

Anchor  
Village

Humacao

### 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

### 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

### 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

### WYNDHAM HOTEL

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

### 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.

### CHINCHOS

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

### 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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