

Y!

e. Based on Market
gy to get you the

MARIA BROWN
LIC. C-23916

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!

MARIA BROWN
LIC. C-23916

JUNE 2025



3B/3BA

4B/5.5+BA

 $4B/4.5 + BA$

8B/8.5+BA

\$7,500,000
Harbour View

We invite you to our Annual Meeting! Join us and learn about the impact of our work and how you can be part of the change. Your voice and support count! 💜

COMMUNITY EVENTS



PALMAS DREAM HOMES

exp® Puerto Rico



JUNE 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

JUN

2

8:00 am

THE PALMAS ACADEMY DOLPHIN'S SUMMER CAMP!

Dive into an unforgettable summer adventure with The Palmas Academy Dolphin's Summer Camp! With over 25 years of excellence, our camp is the ultimate blend of sports, recreation, arts, and fun for kids.

JUN

7

8:30 am

FATHER'S DAY GOLF TOURNAMENT

Couples, Father & Father, Father & Son or Daughter. 8:30am Shot Gun. Tees: Men's-White/Green / Ladies-Green. AWARD CEREMONY AT FOLLOWING PLAY IN THE FLAMBOYAN ROOM. Price Includes Lunch and Prize

JUN

14

4:30 pm

FATHER'S DAY PICKLEBALL FUN DAY

LET'S CELEBRATE FATHER'S DAY AT THE COURTS! Hours: 4:30pm - Registration and Warm Up 5:00pm - 7:00pm - Play. FEE DUE AT SIGN UP. REGISTRATION DEADLINE JUNE 12TH.

JUN

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



02



02



1,140

JUST LISTED

FOR SALE \$565,000

Beautifully furnished 2-bed, 2-bath condo with mountain views, renovated bathrooms, and an open-concept kitchen. Enjoy strong Airbnb income potential, with great guest reviews and a solid rental history. Located in a luxury beachfront community offering pools, jacuzzi, gym, wine cellar, EV chargers, and full power generators. Sold fully equipped—ideal as a vacation home, full-time residence, or investment.



787-988-0984



INFO@PALMASDREAMHOMES.COM



WWW.PALMASDREAMHOMES.COM

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



MAY SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
Palmas Doradas #207B	01	01	947	\$375,000
Harbour Lakes #17D	03	2.5	1,852	\$465,000
Harbour Lakes #1-C	03	2.5	1,046	\$479,000
The Marbella Club #345	02	02	1,046	\$500,000
Palmas Doradas #305B	02	02	1,325	\$510,000
Harbour Point #A405	03	2.5	1,801	\$537,500
90 Candelerio Dr Unit#85	03	03	2,300	\$565,000
Aquabella #76	03	03	2,300	\$585,000
Isla San Miguel #57	05	4.5	3,000	\$1,250,000

JUNE

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
Beach Village #119	01	01	806	\$350,000
Harbourside Dr #1015	02	02	1,431	\$395,000
A-103 Harbour Drive	03	02	1,800	\$495,000
MonteCarlo #225	03	02	1,821	\$495,000
Cond Marbella #245	02	02	1,140	\$565,000
Isla San Marcos Unit#7	04	03	2,500	\$875,000
Costa Verde #31	04	3.5	3,944	\$1,225,000
74 Harbour Lights	05	05	3,526	\$1,645,000
Cond Marbella #453	04	04	2,650	\$1,995,000
22 Roble Valley	06	7.5	12,032	\$8,495,000

LAST 30 DAYS:



17
New
Listings



94
Active
Listings



\$685,000
MEDIAN
Active Sale
Price



108 Median
Days on Market



92%
Sale to
List Price

SOURCE: STELLAR MLS FOR ZIPCODE 00791



MARIA BROWN
Your Bilingual Realtor®
and Palmas Connector!

787-988-0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico



JUNE 2025

June is here, ushering in the warmth of summer, sunny skies, and refreshing ocean breezes in Puerto Rico. It's the perfect season to find your dream home in Palmas del Mar!

CALL FOR MORE
INFORMATION

787-988-0984

FEATURED RENTAL LISTINGS

JUNE



3B/2.5BA

\$3,000/M
Harbour Lakes



2B/2BA

\$2,500/M
Harbourside



\$5,000/M
Yabucoa



7B/3.5BA

\$2,600/M
Harbour Lakes



4B/3BA

\$3,700/M
Aquabella

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.



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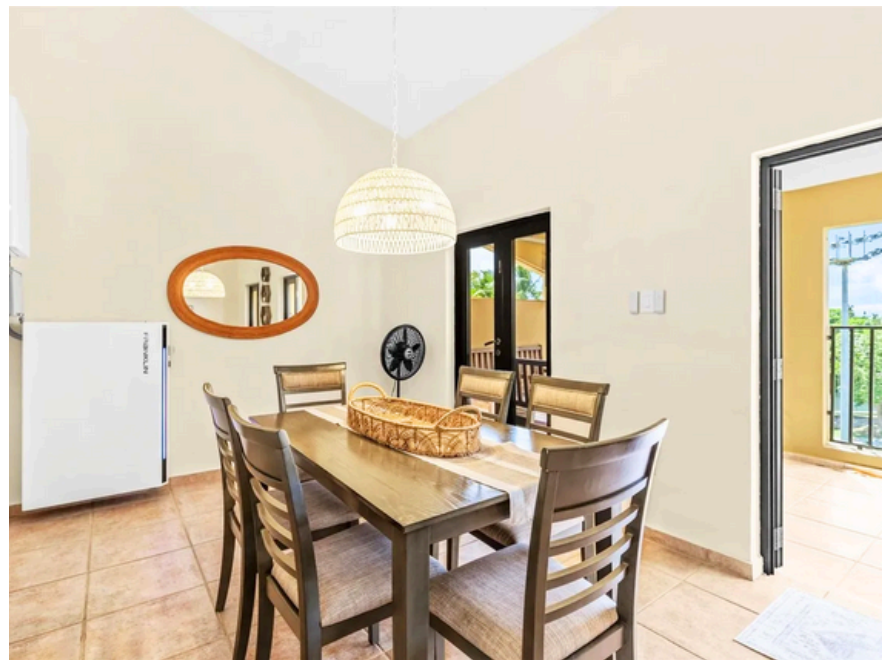
SCAN FOR A FREE WELCOME TO PALMAS GUIDE



www.palmasdreamhomes.com/guide

FEATURED LISTING

One Story-Condo in Montesol
2b/2ba fully equipped
Battery backup system
Move-in-ready
Approximately 1,668 sqft of living space.
Private balcony
Community pool
Guard gated community
For Sale: \$435,000



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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*Your Bilingual Realtor®
and Palmas Connector!*

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INFO@PALMASDREAMHOMES.COM



exp Puerto Rico

JUNE 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!

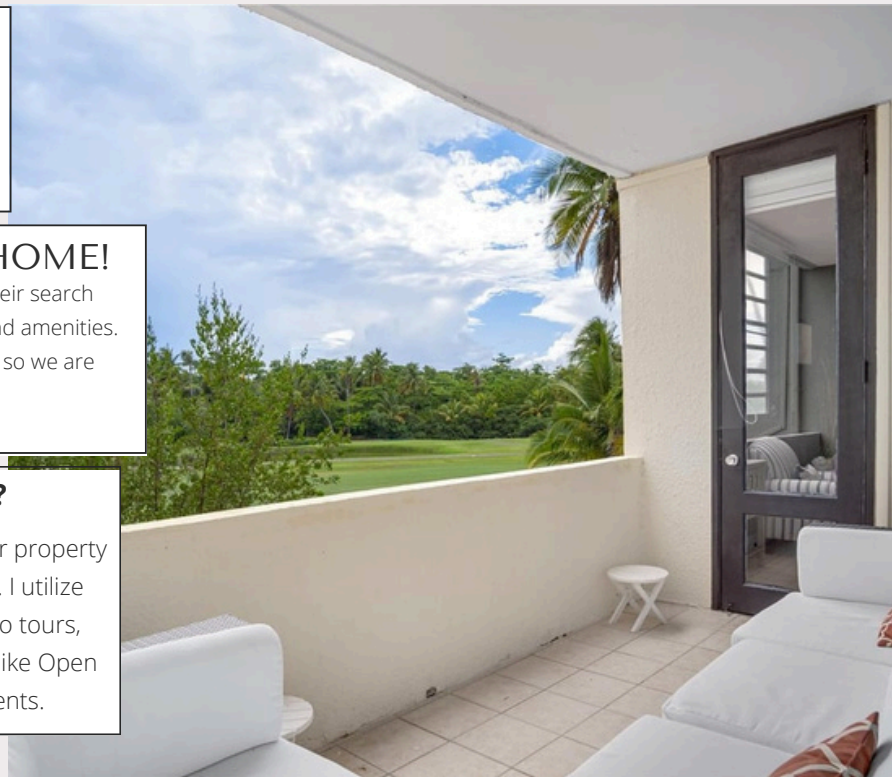
We really listen to our client's needs to determine their search criteria based on their budget, size requirements, and amenities. Living in Palmas is all about community and lifestyle, so we are here to support you, connect you, and make your move/transition as smooth as possible.

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 \$7,500,000

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: \$7,500,000





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

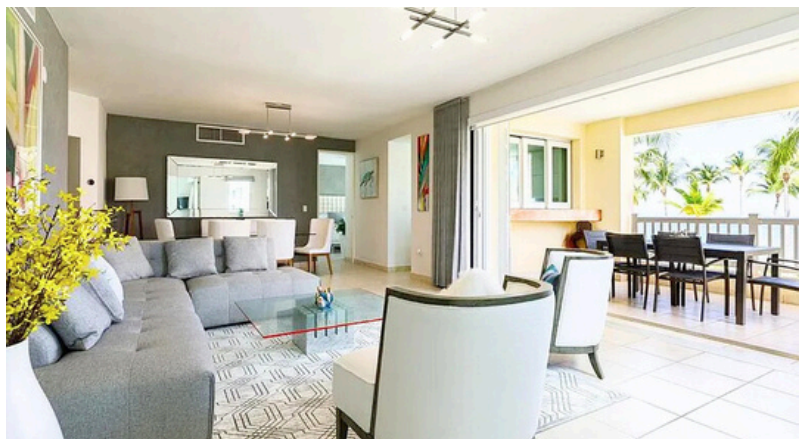


P A L M A S D E L M A R

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!

🛏 03 🏠 03 🚗 01

FOR SALE

\$1,249,000

Marbella 334: Beachfront 3b/3ba condo in Marbella Club, featuring a renovated interior and a lock-off suite with kitchenette. Includes covered parking and access to pools, jacuzzi, gym, wine cellar, and walking trails. 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



787-988-0984



INFO@PALMASDREAMHOMES.COM



WWW.PALMASDREAMHOMES.COM

JUNE 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

The Palm Beach Academy DOLPHIN'S Summer Camp

Dive into an unforgettable summer adventure with The Palm Beach Academy Dolphin's Summer Camp! With over 25 years of excellence, our camp is the ultimate blend of sports, recreation, arts, and fun for kids aged 4 to 15. (Toddlers must be toilet trained)

Open to students from other schools and communities.



JUNE 2-27, 2025



SPORTS

Soccer, Volleyball, Basketball, Tennis, Futsal, Pickleball, Chess, Table Tennis, Karate & Swimming at the Beach Club.



SPECIAL ACTIVITIES

Arts & Crafts, Movies, Dance & Talent Show, Hiking, Freaky Friday (Water Games) & Treasure Hunt.



FIELD TRIPS (Additional Cost)

Horse Riding, Kayaking, Snorkeling, Sailing, Zip Lining, Surfing.



PRICING

\$725+tax

Includes: Lunch, Insurance & One (1) T-Shirt. Special rates for TPA students and employees available.

REGISTRATION IS OPEN!!!

Special discounts are available for TPA students and employees, plus an additional discount for the second and each additional child enrolled.

The Palm Beach Academy

(787) 850-9120

palmasacademy.org

summercamp@palmasacademy.org



SATURDAY | SÁBADO

**JUN 14
2025**

9:00AM - 1:00PM
PALMAS DEL MAR
NORTH ENTRANCE/SERVICE GATE



PRODUCTOS AGRÍCOLAS, ARTESANOS, COMIDA Y BEBIDA

Happy Father's Day



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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JUNE 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

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.



04



5.5+



02

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.



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THE BUYER ROADMAP



THE SELLER ROADMAP

