

READY TO SELL YOUR HOME?

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

exp Puerto Rico

FEATURED LISTINGS

NOVEMBER



4B + DEN/5.5BA

\$2,895,000
Harbour Lights



4B/4.5BA

\$1,795,000
Harbour Lights



4B/4.5BA

\$1,499,000
Surfside



4B/3BA

\$975,000
Flamboyant Greens



3B/3BA

\$595,000
Maralago

NOV

7

9am-12pm

HEALTH FAIR

Open to the public! Come to The Palmas Academy from 9am to 12pm for blood pressure check up, flu vaccination (ID, insurance plan, parent or guardian present for minors), nutrition assessment, free consultation. For more information call 787-850-9120

NOV

10

5:30-8pm

FAMILY PAINT NIGHT

Painting starts at 6pm. Everyone is welcome! Art materials, appetizers, snacks and non-alcoholic beverages are included in the price. \$35/adult, \$50/adult and child, \$20 additional children. Register by contacting Alisa at 787-410-1132

NOV

11

9am-1pm

FARMERS MARKET

Fresh local produce, meats, cheese, prepared foods, baked goods, local artisans, and live music. Visit the several vendors from 9am to 1pm at the Palmas del Mar North Entrance/Service Gate (by PHA building).

NOV

16

7pm-10pm

CHRISTMAS TREE LIGHTING

Let's welcome Christmas season in PR! Join the PAC (Palmas Athletic Club) at the Driving Range. Coquito and Hors D'Oeuvres will be served. Cash bar. Music by DJ Dragon.

COMMUNITY EVENTS



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

(787) 988 - 0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico

NOVEMBER 2023

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

NOV

2

6pm-7pm

PICKLEBALL UNDER THE STARS

PAC Members only. Ages 16+. \$10 PP + tax. Sign up individually. All levels of play. Limited spaces available. Winner will be the player who wins the last match on King's court. Call 787-340-7185.

NOV

7

8am-3pm

LADIES GOLF CLUB CHAMPIONSHIP

Sign up and participate to become the 2023 Lady Club Champion. This will be determined by the accumulated score in the best 5 events. All Players are required to have an active USGA Ghin with Palmas Athletic Club. Call 787-449-0168.

NOV

10

6-8:30pm

JUNIOR TENNIS MEMBER AND GUEST

Ages 12 - 18 are welcome to participate in this fun tennis tournament. Round Robin Timed Double matches. Registration is \$25 plus tax per player, which includes Saturday and Sunday activities participation and a raffle. Call 787-656-3025.

NOV

11-13


7am-12pm


TENNIS MEMBER AND GUEST


Join the Palmas Athletic Club for this event. Open to all levels. For more information, call 787-656-3000 to sign up. If you don't have a partner, they can help you find one.



JUST LISTED FOR RENT \$3,000/M

 **03**

 **2.5**

 **02**

Penthouse 3b/2.5ba apartment. Remodeled kitchen with new appliances: Dishwasher, refrigerator, microwave, stove/oven, tankless water heater, washer/dryer combo, fully furnished. Enjoy the view and breeze from terrace or balcony.



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 Puerto Rico



JULY SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
Maresereno 6231	03	03	2,400	\$570,000
Marbella 221	02	2.5	1,532	\$730,000
Palmanova Plaza 225	02	02	1,257	\$300,000
Montesol 2068	03	03	1,640	\$401,000
Marbella 220	02	2.5	1,720	\$720,000
Harbour Lakes 29-B	03	2.5	1,558	\$375,000
Harbourpoint 105	03	02	1,778	\$450,000
Villa Franca I. AJ-3	03	02	1,700	\$420,000
Harbourview 4	04	3.5	2,800	\$1,700,000

NOVEMBER

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



787-988-0984



INFO@PALMASDREAMHOMES.COM



WWW.PALMASDREAMHOMES.COM



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
1009 Harbourside	02	02	2,200	\$400,000
6B Harbour Lakes	03	2.5	1,558	\$399,000
11 Harbour Lakes	03	2.5	1,858	\$399,000
La Jolla	03	2.5	1,622	\$485,000
216 Maralago	03	03	2,126	\$595,000
Marbella 140	02	2.5	1,789	\$695,000
Marbella 141	03	2.5	1,532	\$725,000
27 Harbour Lights	06	09	10,000	\$5,600,000
22 Port Road	08	09	7,000	\$4,750,000

LAST 30 DAYS:



20
New
Listings



82
Active
Listings



\$540,000
MEDIAN
Sale Price



70
Median
Days on Market



97%
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



NOVEMBER 2023

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

NOVEMBER



3B/3BA

\$3,500/M
MareSerenio



4B/4.5BA

\$3,500/M
Sunrise



2B/2BA

\$3,500/M
Port Road



2B/2BA

\$3,200
Fairlakes Village



2B/1BA

\$2,500/M
Montesol

FAIRLAKES VILLAGE FOR RENT

- ✓ 2 Bedrooms (1 is a lockout w/ separate key)
- ✓ 2 Remodeled bathrooms
- ✓ Pet Friendly
- ✓ Walking distance to the beach
- ✓ Battery backup with 3 solar panels



FEATURED LISTING

\$2,900/MO

 04

 03

 02

Welcome to your little oasis. Enjoy the relaxing view of the golf course from the enclosed balcony. This is an excellent spot for your home office! The 10 feet tall, high ceilings give you some extra space, so it feels like you're inside a home and not a condo. Gated community, pool, and across the street from the beach!



787-988-0984



INFO@PALMASDREAMHOMES.COM



WWW.PALMASDREAMHOMES.COM

SCAN FOR A FREE WELCOME TO PALMAS GUIDE



www.palmasdreamhomes.com/guide



FEATURED RENTAL

Townhome in Sunrise
Two stories: 3b/2.5ba
Unfurnished
Parking for 2 cars and 1 Golfcart
Stunning mountain views
Oceanview peekabooh
Lots of natural light
Pantry room and lots of storage
Guard gated community
Community pool & gazebo
Monthly Rent: \$3,500 plus utilities



NEW RENTAL LISTINGS

Address	Bed	Bath	Sq. Ft.	Price
603 Fairlakes Village	02	02	1,600	\$3,200/mo
2073 Montesol	02	01	1,200	\$2,500/mo
Port Road	01	01	1,000	\$2,500/mo
Mare Sereno	03	03	1,800	\$3,500/mo
Harbour Lakes 38 D	03	03	1,833	\$3,000/mo
Harbour Lakes 60 B	03	03	1,533	\$2,800/mo



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

787-988-0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico

Pizzella

¡ABIERTO YA EN PALMAS DEL MAR!

BUSINESS OF THE MONTH


Pizzella

Located in Palmanova Plaza, suite 103

Artisan pizzas, pasta and beers: Pizza, pasta, calzone y cervezas artesanales.

Dine in or Take-out

Delivery available: Uber Eats

 787-366-0708



YOU ARE RAISING THE
NEXT GENERATION.

MOPS

Mothers of Preschoolers

A Christian ministry that seeks to connect, embrace, support, and equip all moms.

When: 1st & 3rd Friday of the month at 9:30am

Where: PHA (across from the Palmas Academy)

Contact: Jen Heath 949-232-3157





 04  4.5  02

JUST LISTED \$1,499,000

Remodeled two-story 2,886 sqf home, with private pool, 20k diesel generator, fenced-in backyard, new AC unit, and SS appliances, fully furnished. Mountain view and partial ocean view.



 04  2.5  02

JUST LISTED \$699,999

Two story home in Palmas Plantation. corner lot in a cul-de-sac. Private pool, generator, fenced-in backyard. Covered terrace. Close to the residents gate for easy access to the school.



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.

eXp Puerto Rico

NOVEMBER 2023

Tennis Member and Guest Tournament

Three day event. Doubles Men and Doubles Female

Levels 2.5, 3.0, 3.5, and 4.0+

Sign up at the Tennis Pro-shop

Reception on Friday. Games are played on Saturday and Sunday (semifinals and finals). Party for participants only on Saturday.

Palmas Athletic Club
MEMBER & GUEST
NOVEMBER 10 - 12

FRIDAY

- SOCIAL GATHERING WITH OPEN BAR REGISTRATION
- DISTRIBUTION OF GOODIE BAGS
- DISTRIBUTION OF TOURNAMENT T-SHIRTS AT 7PM @ TENNIS CLUB

SATURDAY

- REGISTRATION AT 8AM
- BREAKFAST FOR PLAYERS
- VARIETY OF FOOD ALL DAY
- KIDS ACTIVITIES
- Night Party at 7pm @ The Yacht Club

SUNDAY

- BREAKFAST FOR PLAYERS
- KIDS ACTIVITIES
- COMPETITION-FASTEST SERVICE
- MOJITO SUNDAY
- DELIVERY OF AWARDS AND RAFFLE

\$175 + Tax per Player

REGISTER HERE!

For more information contact our Tennis Pro Shop at 787-656-3025

Register online or use the attached pdf form and deliver it personally to the tennis pro shop or by email at tennis@palmaspac.com. Registration will be on first come first served basis and must include both players information and payment.

Special Hotel Bookings at the Wyndham Hotel Available at PAC - Member & Guest Tennis Tournament

FARMERS MARKET
PALMAS DEL MAR

SATURDAY | SÁBADO
NOV 11
2023

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

Growing Puerto Rico

FREE Fall Activities

Go to the Park & Skatepark

Visit the Duck Pond

Make Popsicles

Go to the Health Fair at TPA

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
145 Montecarlo	Golf & Lake	0.3 acres	\$235,000
36 Harbour Lights Dr	Ocean & city	0.5 acres	\$325,000
24 Roble Valley	Ocean, Mountain & city	0.48 acres	\$245,000
San Miguel #10	Marina (boat slip)	0.03 acres	\$375,000



787-988-0984



INFO@PALMASDREAMHOMES.COM



WWW.PALMASDREAMHOMES.COM