

HAPPY HALLOWEEN!!

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

OCTOBER 2024



8B/8.5BA

\$3,995,000

Port Road



4B/5BA

\$1,175,000

Flamboyan greens



8B/5.5BA

\$1,600,000

Barrio Tejas



4B/3BA

\$1,550,000

Marbella



5B/5.5BA

\$4,995,000

Ridge Top

OCT
12

9am - 1pm

FARMER'S MARKET

The next Palmas Farmers Market is Saturday, October 13, 2024. Our twice a month farmers market features over 40 farmers, agriculture producers, and artisans between 9 am – 1 pm.

OCT
13

3pm - 5pm

A SOUND SENSATION WITH YALE'S WHIM 'N RHYTHM

The Palmas Ladies Community Club is excited to host A Sound Sensation Show, an hour long show featuring the talented and world famous Whim 'N Rhythm, a SSAA cappella singing group at Yale University, consisting of the best and most brilliant singers from Yale University's senior class!

OCT
19

6pm - 10pm

SPOOKY SMASH PLAY & PARTY

Tennis players and Pickleball players are invited to dress in your costumes and attend this fun round robin and party event.

OCT
27

1pm - 5pm

PHA HALLOWEEN PARTY

Bring your family to enjoy this Halloween party. Face painting 1 - 4 pm Cotton candy Popcorn, Inflatables, The Coco Show 3 pm. Scavenger Hunt 3:30 pm Photobooth 1-4 pm, and a lot more. Dont miss it! This event is for PAC members only

COMMUNITY
EVENTS



MARIA BROWN
Your Bilingual Realtor®
and Palmas Connector!

(787) 988 - 0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp® Puerto Rico



OCTOBER 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

OCT
12
1:30 pm

ADULT BEACH TENNIS CLASS DRILL

Come and enjoy a good time at the Adult beach tennis class drill here in Palmas del Mar at the beach club. Happening on October 12th, starting at 1:30 pm.

OCT
15
8:00 am

PAC LADIES CUP SERIES

October 15th - Palm Course. For more information call Catherine Rodríguez at: 787-449-0168. MEMBERS: \$31.22 PP +TAX

OCT
22
8:00 am

ADULTS RACKETS PROGRAMS

Classes require 24-hour advance registration by calling Pro Shop at 787-656-3025. Classes with one participant will be prorated to 30 minutes. Cancellation within 24 hours and no shows will be charged.

OCT
25
8:00 am

TENNIS EXHIBITION

Tennis exhibition will take place on October 25th. Friday Night fights.



JUST LISTED

FOR SALE \$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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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



SEPTEMBER SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
2 Beach Village #82	02	02	1,290	\$365,000
75 Ocean Drive #131	03	03	2,128	\$610,000
Marbella Club #130	02	2.5	1740	\$621,850
Palmas Plantation #160	04	03	2,000	\$710,000
Crescent Beach #272	03	03	2,499	\$885,000
Harbour Drive #12A	04	4.5	2,000	\$950,000

OCTOBER

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
75 Ocean Drive Unit#336	03	03	2,127	\$650,000
180 Crescent Cove	03	3.5	2,200	\$725,000
Villa Francia AC14	04	2.5	1,700	\$549,000
Palmas Doradas #A303	03	03	0	\$750,000
Marbella Club #231	02	2.5	1,526	\$895,000
Peninsula de San Juan	04	4.5	3,086	\$1,100,000
13 Flamboyán Greens	04	04	2,400	\$1,175,000
Harbour Lights #70	05	3.5	3,000	\$1,800,000
Port Road 22	08	8.5	7,000	\$3,995,000
Shell Castle #32	05	5.5	5,500	\$5,995,000

LAST 30 DAYS:



23
New
Listings



82
Active
Listings



\$737,000
MEDIAN
Active Sale
Price



80 Median
Days on Market



97%
Sale to
List Price

SOURCE: STELLAR MLS FOR ZIPCODE 00791



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exp Puerto Rico



OCTOBER 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

OCTOBER



2B/1BA

\$1,500/M
Montesol



3B/3BA

\$3,200/M
La Jolla



3B/2.5BA

\$2,800/M
Harbour Lakes



7B/3.5BA

\$6,000
Yabucoa

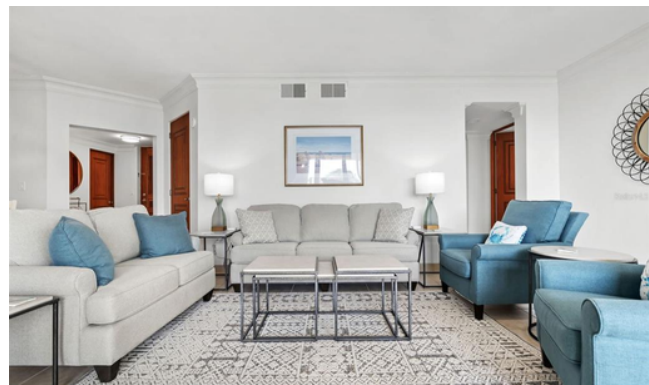


3B/3BA

\$3,500/M
Aquabella

MARBELLA CLUB FOR SALE

- ✓ 4 Bedrooms (1 is a lockout w/ separate key)
- ✓ 3 Remodeled bathrooms
- ✓ Full house power generator
- ✓ AirBnb / Short-term rentals allowed
- ✓ Oceanfront and direct access to the beach
- ✓ New AC units and appliances



FEATURED LISTING \$1,550,000

04

03

02

Welcome to your little oasis! This oceanfront 4-bedroom apartment with renovated kitchen, storm shutters, built-in closets and the best amenities: Generator, gym, security guard, cava, has everything you need to enjoy Caribbean lifestyle. Short term rentals allowed. At the Marbella Club you will find a relaxed atmosphere. Contact now!



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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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OCTOBER 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!

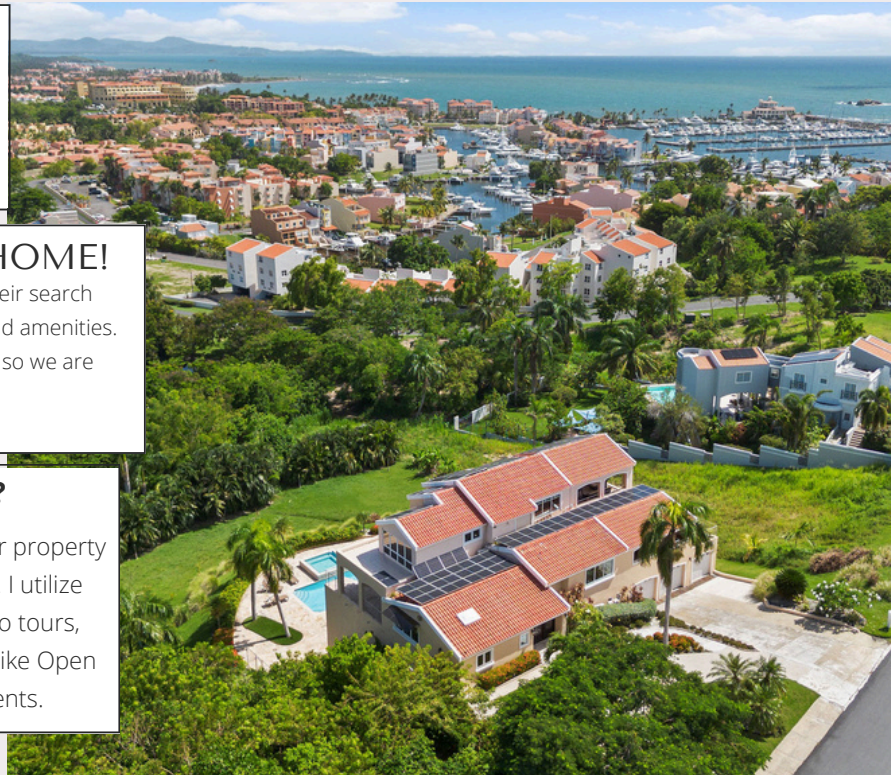
We really listen to our client's needs to determine their search criteria based on their budget, size requirements, and amenities. Living in Palmas is all about community and lifestyle, so we are here to support you, connect you, and make your move/transition as smooth as possible.

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 \$4,995,000

Stunning oceanview - Ridgetop

5-bedrooms, 5.5 bathrooms

Partially Furnished

Quiet cul-de-sac

Ocean view

Generator

Lush landscaping

Modern kitchen with top of the line appliances

Elevator, private pool

For Sale: \$4,995,000



OCTOBER 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

SPOO KY SMASH PLAY & PARTY

Tennis players and Pickleball players are invited to dress in your costumes and attend this fun round robin and party event.

FEE INCLUDES:
Organized match play, Spooky Splash
Welcome drink, DJ and festivities
Hors d'oeuvres.

PRIZES FOR: MOST WICKED SERVE, BEST COSTUME, SCARIEST COSTUME, BEST COUPLE COSTUME, MOST ORIGINAL COSTUME AND MORE...

SATURDAY OCT 19TH 6:00PM - 10:00PM
RACKET CLUB

MEMBERS \$35 + Tax
NON-MEMBER \$45 + Tax
NON-PLAYING GUEST PARTY TICKET \$15 + Tax
(Includes welcome Drink, DJ and Hors d'oeuvres)

CASH BAR AND GRILL AVAILABLE BUT NOT INCLUDED.

Spaces are limited | Registration Deadline October 14th
Early registration strongly encouraged by calling: 787-656-3025

FARMERS MARKET PALMAS DEL MAR

SATURDAY | SÁBADO OCT 12 2024

9AM - 1PM

PALMAS DEL MAR NORTH ENTRANCE / SERVICE GATE

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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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 🚿 2 🚗 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 🚿 2 🚗 02

FOR SALE \$410,000

Montesol 2131: This 2b/2ba two-story apartment has fabulous ocean and mountain views! High ceilings allow you to build a loft (3rd room). Renovated kitchen and bathrooms. Spacious bedrooms. 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

OCTOBER 2024

Making your Offer **STAND OUT**



The "slow" season is about to start, 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



\$690,000

Average Sale Price



12

Sold Listings



97%

Sales to Close Ratio



19

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.



08 08 03

FOR SALE \$3,995,000

Port Road 22: This luxurious 4-level estate features 8b, 8.5ba, stunning ocean views, and a pool with Jacuzzi. Spanning 14,000 sq. ft., it includes elegant living spaces, outdoor terraces, and modern amenities like solar panels and a generator. Located in a gated community.

THE BUYER ROADMAP



THE SELLER ROADMAP

