

HAPPY FATHER'S DAY

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

JUNE 2026



4B/3BA

\$650,000
Aquabella



3B/3BA

\$1,375,000
Port Road



3B/2.5BA

\$550,000
Villa Franca I



2B/2BA

\$539,000
Beach Village



3B/3BA

\$450,000
Villas de Palmas II

JUN

3

06:00 pm

LIVE MUSIC WITH JOE WIENS

A waterfront live music performance by Joe Wiens at Captains Shack at the Yacht Club, featuring a "Tacos & Margarita Wednesday" theme.

JUN

5

07:00 pm

LIVE MUSIC & TAPAS NIGHT AT THE BEACH CLUB

Enjoy a Friday night of live music, tapas, and beachfront dining at Chez Daniel Terrace, Beach Club. Relax with great food, drinks, and entertainment starting at 7:00 PM. Open to the public; PAC members receive a 15% discount.

JUN

6

09:00 am

THE LIVING FOREST

Discover the hidden life of the Pterocarpus Forest. Join Dr. Ivelisse Irizarry for a bilingual exploration of the forest's rich biodiversity and its role in science and conservation.

JUN

13

01:00 pm

LUMPIA & LAUGH: A FILIPINO FLAVOR FIESTA!

An Asian-inspired culinary community event hosted by the Palmas Ladies Community Club at Aquabella, Palmas del Mar, featuring dishes like stir-fried noodles and fried rice.

COMMUNITY EVENTS



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

(787) 988 - 0984

WWW.PALMASDREAMHOMES.COM

INFO@PALMASDREAMHOMES.COM



exp Puerto Rico



JUNE 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

JUN

5

06:00 pm

BONNE NUIT: FRIDAY NIGHT FRENCH OPEN FUN

A fun and competitive Pro-Am tennis event at the Racquet Club featuring 12 amateur players paired with pros, singles matches, and included snacks and beverages.

JUN

8

08:00 am

JUNIOR SUMMER GOLF PROGRAM

JSummer Youth Golf Program – A great opportunity for kids to learn the fundamentals of golf, build confidence, make new friends, and enjoy a sport they can play and love for a lifetime.

JUN

13

08:30 am

FATHER'S DAY GOLF TOURNAMENT

Celebrate Father's Day on the golf course with a fun two-person scramble tournament. Team up with your father, son, daughter, or partner for a day of friendly competition, prizes, and camaraderie

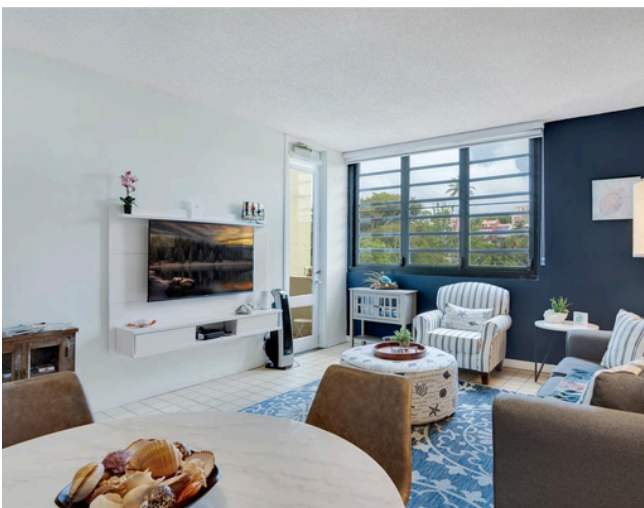
JUN

27

08:30 am

PAC GOLF SERIES

Join the PAC Golf Series for a fun and competitive day on the course. Test your skills in a Stableford format, enjoy great camaraderie with fellow golfers, and compete for top honors in this exciting tournament series.



JUST LISTED
FOR SALE \$315,000

 1

 1

 806

Beach Village, Palmas del Mar – Fully furnished 1-bedroom, 1-bathroom second-floor condo with beautiful golf course views, just a short walk from the beach. Short-term rentals are allowed, making it an excellent investment opportunity or vacation home. Enjoy access to a community pool, 24/7 security, and the world-class amenities of Palmas del Mar, including championship golf courses, a marina, tennis and pickleball courts, an equestrian center, restaurants, shops, and scenic golf cart paths.



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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



LUXURY



MAY SOLD LISTINGS*

*BY DIFFERENT REAL ESTATE AGENTS

INFORMATION PROVIDED BY STELLAR MLS

Address	Bed	Bath	Sq. Ft.	Price
Haciendas de Palmas 119 Montesol	03	2.5	1,758	\$310,000
Fairway Courts #708	01	01	761	\$320,000
Palmarina Club Unit#14	02	02	1,700	\$365,000
Maresereno 2207	03	2.5	2,786	\$365,000
Harbourside 959	02	2.5	1,600	\$365,000
The Marbella Club Unit#215	03	02	1,431	\$410,000
Harbour Lakes 49-B	02	1.5	1,140	\$410,000
Harbour Lakes Unit#52-03	03	2.5	1,637	\$415,000
Villas en Palmas II Unit#C5	03	2.5	0	\$425,000
Beach Village Unit#126	03	03	0	\$425,000
Harbour Lakes Unit#126	03	02	1,391	\$435,000
Harbour Lakes Unit#4-A	03	2.5	1,582	\$439,000
Harbour Lakes Unit#33-A	03	2.5	1,852	\$450,000
Palmanova Village Unit#4304	03	03	2,700	\$580,000
Maralago 116	03	03	2,127	\$625,000
The Marbella Club II 425	02	2.5	1,720	\$660,000
Los Lagos 41	04	3.5	3,775	\$1,489,000
Shell Castle 38 & 39	04	4.5	3,718	\$1,800,000

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.



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
Palmarina Club Unit#8	03	2.5	2,011	\$405,000
Harbour Lakes 25-B	03	2.5	1,583	\$415,000
Beach Village #222	01	02	864	\$420,000
Fairway Courts #828	02	2.5	0	\$445,000
Beach Village #96	02	02	1,391	\$525,000
Beach Village #94	02	02	1,391	\$539,000
La Jolla C7	03	2.5	1,860	\$550,000
Villa Franca I	03	2.5	1,628	\$550,000
310 Beach Village	02	02	1,391	\$575,000
Aquabella 24	03	3.5	2,340	\$585,000
La Jolla C-3	03	2.5	2,194	\$590,000
Monte Carlo #237	03	02	1,821	\$649,000
Aquabella 84	04	03	2,400	\$650,000
The Marbella Club Unit#144	03	03	1,963	\$949,000
Isla San Miguel 69	03	3.5	1,691	\$1,345,000
Port Road 15	03	03	2,236	\$1,375,000
Shell Castle Club 78	05	3.5+	3,600	\$1,700,000
Palmas del Mar 22	06	7.5	12,032	\$8,495,000

LAST 30 DAYS:



20
New
Listings



117
Active
Listings



\$571,555
MEDIAN
Active Sale
Price



113 Median
Days on Market



96%
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



JUNE 2026

Spring is in full swing, bringing warm breezes, vibrant energy, and the perfect time to embrace the beauty of Puerto Rico. A wonderful season to find your dream home and enjoy coastal living at its finest.

CALL FOR MORE INFORMATION

787-988-0984

FEATURED RENTAL LISTINGS

JUNE



3B/3BA

\$4,300/M
Crescent Beach



3B/3BA

\$2,800/M
Palmanova Village



1B/1BA

\$2,200/M
Fairway Courts



3B3BA

\$2,650/M
Palmanova Village



3B/2.5BA

\$2,595/M
Harbour Lakes

BEACH VILLAGE 119 FOR SALE

- ✓ Golf course views
- ✓ 1 Bedrooms | 1 Bathrooms
- ✓ Walking distance to the beach.
- ✓ Fully furnished and move-in ready.
- ✓ Short-term rentals allowed.
- ✓ Access to resort-style amenities and 24/7 security



FEATURED LISTING \$315,000

01

01

Luxury corner penthouse in Marbella Club, Palmas del Mar, with 4 bedrooms and 4 bathrooms. Fully remodeled, bright open spaces, high ceilings, and stunning ocean views. Beachfront with direct access, plus top amenities (pools, gym, jacuzzi, generator). Ideal for luxury living or a second home.



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SCAN FOR A FREE WELCOME TO PALMAS GUIDE



www.palmasdreamhomes.com/guide



FEATURED LISTING

3b/2.5ba | 1,552 sq. ft.
 Ground-floor unit just steps from the beach with golf course views and ocean breeze. Fully furnished and move-in ready, featuring a flexible bonus room for multiple uses. Ideal as a vacation home or short-term rental investment.



Harbour Lakes 9-C

For Sale: \$430,000

NEW RENTAL LISTINGS

Address	Bed	Bath	Sq. Ft.	Price
Fairlakes III	02	03	1,548	\$2,500/mo
Las Palmas Doradas #170	01	01	947	\$2,600/mo
Palmanova Plaza 323	02	2	1,259	\$2,400/mo
Harbour Lakes 60-D	03	2.5	1,852	\$2,800/mo
Harbour Lakes 38-D	03	2.5	1,852	\$3,000/mo
Villa Franca AD5	03	2.5	1,628	\$3,200/mo
Shell Castle Club 1	03	2.5	4,000	\$6,000/mo



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JUNE 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 \$650,000

Crescent Beach - Oceanfront Income-Producing Condo

2 Bedrooms | 2 Bathrooms

Oceanfront 2-bedroom, 2-bathroom condo in Crescent Beach, Palmas del Mar, offering spectacular ocean views and immediate rental income. Perfect as an investment property, vacation home, or private retreat, with access to community pools, parking, and resort-style amenities in one of the area's most desirable beachfront communities.

For Sale: \$650,000



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

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



 03

 03

FOR SALE

\$850,000

Remodeled 3-bedroom, 3-bathroom condo in Crescent Beach, Palmas del Mar, featuring ocean and pool views, modern upgrades throughout, and access to pools, elevator, and beachside amenities. Ideal for personal use or investment.



 03

 02

FOR SALE

\$470,000

Beautiful ground-floor condo in Beach Village, Palmas del Mar, featuring golf course views, ocean breezes, and direct beach access. Fully furnished with 2 bedrooms plus a bonus room, making it an excellent vacation home or investment property.

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**



JUNE 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

The Living Forest

JUNIO 06

SEMINAR
Educational and bilingual

BOSQUE PTEROCARPUS

with Dra. Ivelisse Irizarry
Discover the Pterocarpus Forest and Its Biodiversity

Registration: Suggested donation \$25 | Max: 25 participants
Registration deadline: June 3 at 5 p.m. or until all spaces are filled

wok this way

Saturday, June 13 2026
1:00 PM to 5:00 PM
Aquabella | Palmas del Mar

FREE Community Events


Enjoy a month of community, networking, and fun at Palmas del Mar with events like The Living Forest Seminar to discover local biodiversity and the Wok This Way culinary gathering.

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 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!



113 DAYS

Average Sale Time



\$571,555

Average Sale Price



28

Sold Listings



96%

Sales to Close Ratio



11

Under Contract



04



04



04



03



02

FOR SALE

\$1,100,000

Beautifully remodeled 4BR/3BA home in Quintas de Candelerio with mountain views, spacious living areas, and a separate lower-level unit with income potential. Move-in ready and eligible for FHA, conventional, and seller financing.

FOR SALE

\$349,900

Beautifully remodeled 4-bedroom, 3-bathroom home near Palmas del Mar, featuring spacious living areas, mountain views, and a separate lower-level unit ideal for rental income, guests, or multigenerational living. Move-in ready with modern finishes and flexible financing options.



787-988-0984

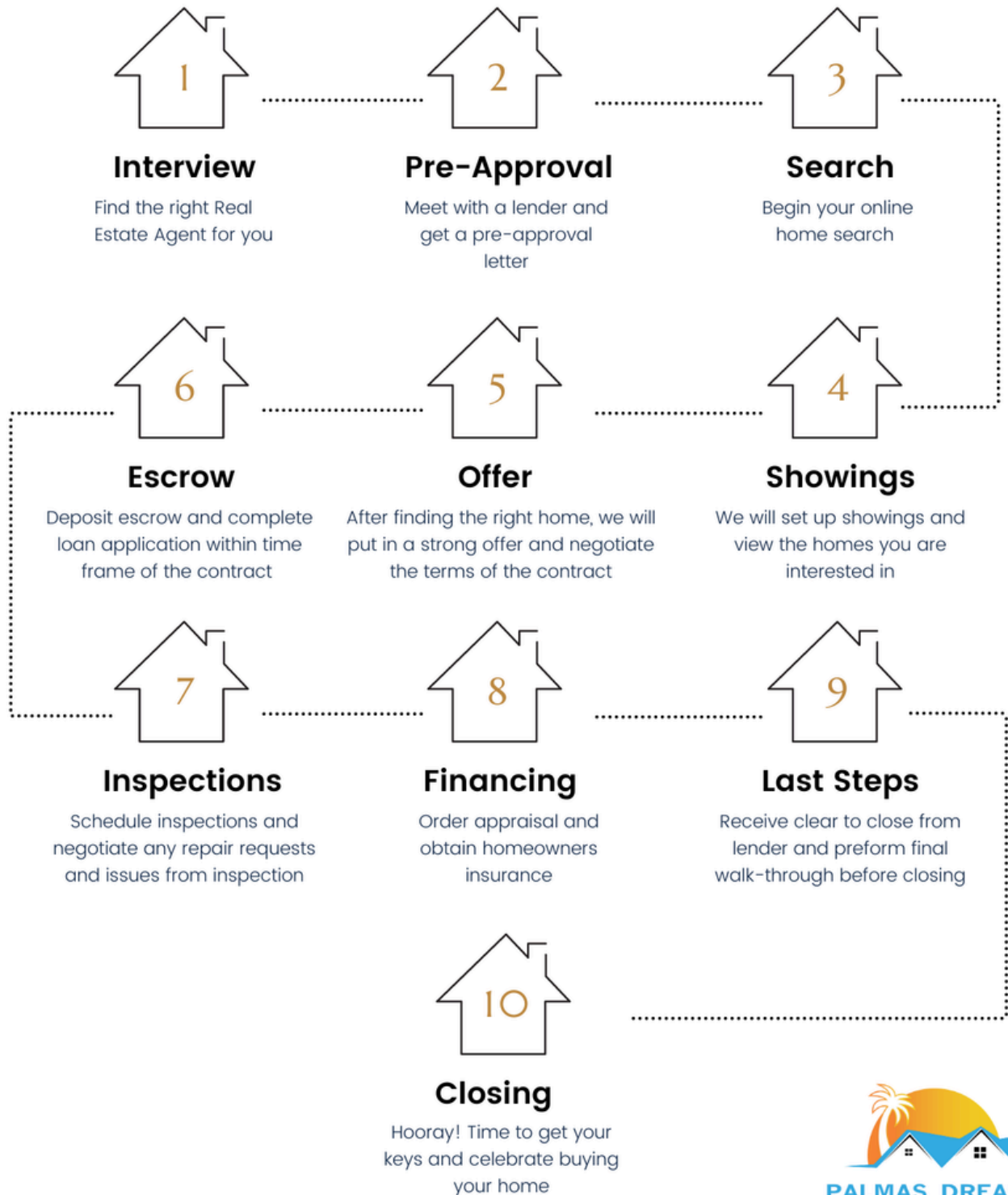


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THE BUYER ROADMAP



THE SELLER ROADMAP

