



**\$8,495,000**

## **22 ROBLE VALLEY PALMAS DEL MAR, HUMACAO, PR, US, 00791**

<https://pomahome.com>

Located within the prestigious Palmas del Mar, this distinctive 6-bedroom estate offers modern luxury in the Caribbean's premier planned community. Set on a half-acre at the end of a quiet cul-de-sac bordered by protected greenbelts, the new residence provides both privacy and stunning views of El Yunque Rainforest and the islands of Culebra and Vieques. [...]

- 6 camas
- 7 baños
- Residential
- Single Family Residence



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### **Lo esencial**



**Tipo:** Residential

**Ciudad:** HUMACAO

**Categoría:** Single Family Residence

**Baños :** 7 baños

**Crear tour virtual automático (Sí o No):** true

**ID MLS:** 758612813

**Total de baños (entero):** 8

**Fuente del área del edificio:** Owner

**Unidades del área del edificio:** Square Feet

**Comentarios públicos del agente:** Located within the prestigious Palmas del Mar, this distinctive 6-bedroom estate offers modern luxury in the Caribbean's premier planned community. Set on a half-acre at the end of a quiet cul-de-sac bordered by protected greenbelts, the new residence provides both privacy and stunning views of El Yunque Rainforest and the islands of Culebra and Vieques. Boasting a total of 12,032 sq. ft. of construction (excluding the driveway), the estate features 10,300 sq. ft. of interior space, with a 1,253 sq. ft. terrace and a 400 sq. ft. pool, offering the ultimate in Caribbean living. Designed by acclaimed architect Fernando Rodríguez, this contemporary home features elegant open spaces that connect indoor and outdoor living. The seamless floor plan flows from sophisticated living and dining areas through a gourmet kitchen to an expansive patio featuring a suspended infinity pool that complements the lush Caribbean landscape. The main residence includes six spacious bedrooms, each with a private en-suite bathroom, creating seven full bathrooms and one half bathroom throughout. Each bedroom opens to a private balcony with breathtaking views. Throughout the home, you'll find custom-built imported cabinetry, a high-tech security system with comprehensive technology package, dedicated wellness areas including a specialized cold plunge and dry/wet sauna room, two convenient laundry rooms, a reliable backup generator, dual built-in cistern systems, and a fully-equipped home gym. Two versatile separate units provide flexible space perfect for a mother-in-law suite, nanny quarters, executive home office, or guest accommodations. Outdoor amenities include an oversized air-conditioned four-car garage and established mango trees offering tropical charm and fresh fruit. The property's position against protected land guarantees unobstructed views for years to come. Palmas del Mar offers exceptional community amenities across its 2,750 acres: two championship golf courses, a modern marina, newly completed fitness center, over 20 tennis courts, a beach club featuring three pools with water slides, 16 restaurants, extensive trails for hiking and golf carts, an equestrian center, convenient banking and retail services, places of worship, K-12 schools, and 24-hour security with controlled access. This extraordinary turnkey estate awaits its new owners to begin enjoying the exceptional Caribbean lifestyle that defines Palmas del Mar.

**Fecha de cambio de estado del contrato:** 2025-05-09

**Refrigeración (Sí o No):** true

**País:** US

**Espacios cubiertos:** 4

**Días en el mercado:** 220

**Tipo de propiedad:** Residential

**Direcciones:** Get on Cruz Ortiz Stella Expy PR30 in Gurabo from PR185 Carretera 944 PR944 and Carr 181 PR181 37 min (24.7 km) Continue on Cruz Ortiz Stella Expy PR30 to Humacao Exit from Autop Dr JosÁ© Celso Barbosa PR53 S 17 min (24.4 km) Merge onto Cruz Ortiz Stella Expy PR30 17.8 km Take the Puerto Rico 30 exit 550 m Continue onto Desvio Cruz Ortiz Stella PR30 Toll road 3.8 km Take the exit onto Autop Dr JosÁ© Celso Barbosa PR53 S Toll road 1.9 km Exit onto PR906 Toll road 290 m \*\*Take Palmas Dr to Roble Valley in Palmas del Mar\*\* 9 min (5.6 km) Merge onto PR906 1.2 km Turn left onto Palmas Dr 230 m Slight right to stay on Palmas Dr 3.7 km Turn right onto Roble Valley 450 m

**Fecha Agregada :** Agregado hace 12 meses

**Dormitorios:** 6 camas

**Medios baños:** 1 Medio baño

**Clave del sistema fuente:** 758612813

**Total de baños (decimal):** 7.5

**Marca de tiempo de modificación del puente:** 2025-12-15T13:20:28.152Z

**Área total del edificio:** 12032

**Contacto preferido de la oficina de listado:** 787-979-0149

**Precio de lista calculado por pies cuadrados calculados:** 706.03

**Refrigeración:** Other

**Coordenadas:** -65.8063, 18.074

**Condado o parroquia:** Humacao

**Días acumulativos en el mercado:** 220

**Fuente de listado:** MATRIX

**Subtipo de propiedad:** Single Family Residence

