22 Roble Valley

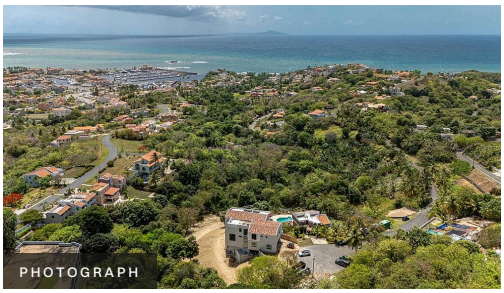
PALMAS DEL MAR · HUMACAO, PUERTO RICO 00791 · 18°04′25″N 65°48′23″W

$8,495,000

OFFERED AT







6	7 + 1	12,032	10,300	0.52	2026
BEDROOMS	FULL / HALF BATHS	SQ FT BUILT	SQ FT INTERIOR	ACRE	COMPLETION

THE RESIDENCE

A new six-bedroom residence at the head of a cul-de-sac in Palmas del Mar, on a half-acre lot about 190 feet above the sea and bordered by protected greenbelt.

Designed by architect Fernando Rodríguez. Stacked white volumes with deep concrete overhangs, black-framed glass on the view side, and a living level that folds open to a 1,253-square-foot terrace and a suspended infinity pool.

The outlook: El Yunque due north, the marina directly below, and Vieques and Culebra across the passage to the east.

SPECIFICATIONS

BEDROOMS	6, each en suite with a private balcony
BATHS	7 full, 1 half
CONSTRUCTION	12,032 sq ft total (excluding driveway)
INTERIOR	10,300 sq ft
TERRACE	1,253 sq ft
POOL	400 sq ft, suspended infinity edge
LOT	0.52 acre (22,651 sq ft), cul-de-sac
GARAGE	4 cars, attached, air-conditioned
SEPARATE UNITS	2, in addition to the six bedrooms
COMPLETION	By the end of 2026, new construction
TITLE	Fee simple
ASKING	$706 per sq ft built · $825 per interior sq ft

Private showings by appointment

Offered directly by the developer, 22 Roble Valley

Features and setting

22 ROBLE VALLEY · PALMAS DEL MAR · HUMACAO, PUERTO RICO

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IN THE HOUSE

- Open living level with folding glass walls
- Custom imported cabinetry
- Professional gas range, double wall ovens
- Stone island and counters
- Cold plunge
- Dry/wet sauna room
- Fully equipped gym
- Two laundry rooms
- Suspended infinity pool
- Established mango trees

SYSTEMS

- Backup generator
- Two built-in cisterns
- Security system with technology package
- Air-conditioned four-car garage
- Public water service
- Cats and dogs permitted

THE HORIZON, FROM THE HOUSE

EL YUNQUE	Due north	003° · 16 MI
THE MARINA	Directly below	061° · 0.6 MI
CULEBRA	On a clear day	064° · 37 MI
VIEQUES	Across the passage	079°–088° · 15 MI
SUNRISE	June to December	065° TO 115°

PALMAS DEL MAR

About 2,750 acres on Puerto Rico's southeast coast, with more than 30 neighborhoods and controlled access 24 hours a day.

MARINA	About 160 slips, yachts to 175 ft
GOLF	36 holes: Rees Jones, Gary Player
RACQUETS	16 tennis courts, 12 pickleball
BEACH CLUB	Three pools, beach
SCHOOL	Palmas Academy, pre-K through 12, in English
ALSO	16 restaurants, equestrian center, trails, banking, shops, hotel
DORADO BEACH	Median closing $1,209 per sq ft; $706 HERE 2025–26 sales to $3,110

GETTING HERE

SAN JUAN (SJU)	40 miles	ABOUT 1 HR
HUMACAO AIRPORT	7 miles, general aviation	17 MIN
CEIBA	28 miles, ferries and island flights	50 MIN
EL YUNQUE	38 miles	ABOUT 1 HR

PUERTO RICO

A U.S. territory: the dollar, no passport for U.S. citizens. Under Act 38-2026, Act 60 investor applications filed by December 31, 2026 keep the 0% rate on eligible investment income; later applications are subject to 4%. Decree holders must buy a principal residence within two years. General information only, not tax advice.

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Images marked Digitally finished are photographs with pool water, furniture, fixtures and finishes added digitally. Images marked Rendering are artist's impressions and may differ from the built home. Measurements, bearings, distances, elevation and drive times are approximate; drive times are routing estimates without traffic. Property data from the published listing record. All information is deemed reliable but is not guaranteed and should be independently verified. Nothing here is tax, legal or investment advice. Equal Housing Opportunity.