

## **Property Client Full**

1-2-3-006-003-0067 1330 Ala Moana Blvd #1301, Honolulu 96814

202306227 MLS#: Region: Metro Bldg Nm: **Nauru Tower** 

Status: Active Nghbrhd: KAKAAKO

Lnd Tenure: FS - Fee Simple



**General Information** 

Prop Type: Condo/Townhouse DOM: Style: High-Rise 7+ Stories Furnished: None Prop Cond: Excellent Fract Own: No

Sqft Information **Bldg Information School Information** Grg/Car Sqft: Beds: 2 Elem: Sqft Liv: 1,385 Baths: 2/0 Middle:

Lanai Sqft: 150 New Dev: No Sqft Oth: Ttl Park: 2 Total Sqft: 1,535 Addl Park: 0 Land Sqft: 135,472 Stories: Lot Acres: 3.110 Yr Rmdled: Year Built: 1990

Fee Options:

Additional Information

View: City, Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunset

High:

List Price:

\$1,199,000

Zoning: Kak - Kakaako Community Development Project

Flood Zone: Zone AE

Prop Frnt: Ocean, Sandy Beach, Stream/Canal Land Recorded: **Land Court** 

Recent: 03/21/2023: NEW

**Listing/Office Information** 

Listing Date: 03/21/23 At Closing Possession:

Office: Century 21 iProperties Hawaii Corp Office Lic #: RB-21275

Remarks

Pub Rmks: Welcome to Nauru Tower, the ultimate Ala Moana Beach Park luxury tower! Over 1,500 square feet of indoor and outdoor

living with perfect eye-level view of sandy beach and parkland. This immaculate and meticulously well kept two bedrooms, two bathrooms with elongated sunset cocktail lounging lanai unit re-defines island living with modern comfort. Central air conditioning, updated spacious interiors command corner view of unobstructed ocean, coastline, citylight and mountains. Unit comes with two parking stalls and same floor separate storage unit for your convenience. Nauru Tower offers five stars amenities: heated salt water pool, whirlpools, tennis court, multiple BBQ stations, dining deck and patio, and direct access across the world famous Ala Moana Beach Park. Private, secure, gated complex situated in the world class shopping, dining and entertainment districts between Ala Moana Center and Kakaako & Ward Village. The constant

sound of the surf, and tropical vista are aspects of beach park living for the discerning few...

**Association/Condo Information** 

Ttl Mon Fees: Assoc Fees: \$1.946.00 Maintenance Fee:

\$1,946.39 Fee Includes: AC Central, Cable TV, Hot Water, Internet Service, Sewer, Water Oth Mthy Fees Incl:

Oth Fees Mthy: Condo Prp Reg: Condo Park Unit: B157.B156

Floor #: Bedroom on 1st Level, Central AC, Corner/End, Full Bath on 1st Floor, Odd# Unit, Single Level, Storage

Unit Features: Owner Occpncy%:

# Elevators:

Mamt Co:

Hawaiiana Mamt Co #: 808-593-9100

Community Assn: Assoc Phone:

Public Report #: **Features** 

Road Frontage: Story Type:

Parking: Assigned, Covered - 2, Garage, Secured Entry, Tandem **Ceramic Tile** Roofing: Flooring:

Topography:

Concrete, Steel Frame Construction: Security Feat: Card, Gated Community, Key, Security Patrol

BBQ, Car Wash, Condo Association Pool, Fire Sprinkler, Heated Pool, Patio/Deck, Pool on Property, Private Yard, Amenities: Recreation Area, Resident Manager, Security Guard, Storage, Tennis Court, Trash Chute, Wall/Fence, Whirlpool

AC Central, Blinds, Dishwasher, Dryer, Refrigerator, Washer

Inclusions: **Property Disclosure Stmt** Disclosures:

Tax & Financial Information

TMK: 1-2-3-006-003-0067

Taxes/Mnthly: \$282 Tax Assess Imp: \$940,800 Terms Acceptable: Cash, Conventional \$108,000 Tax Year: 2023 Tax Assess Lnd:

Rent Inc Mthy: \$1,048,800 Home Exempt: Tax Assess Tot: Spcl Sales Cond: None

## Click on the arrow to view Additional Photos



Grand Lanai with unobstructed view of Ala Moana Beach Park virtually staged



Ala Moana Beach Park unobstructed view from your own personal lanai



City and Mountain view from the other end of the lanai



Living Room with mirror wall and direct access to direct ocean view lanai via oversize sliding doors - virtually staged



Dining Room with break bar top and formal dining space virtually staged



Granite counter top with built in shelves





B-156

2 parking stalls and same floor



Patio and deck off the pool area



Grand auto lobby with voluminous glass ceiling



Bedroom 1 with insuite bathroom - virtually staged



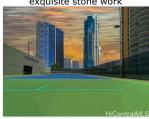
Kitchen offers functional workspace and large bright window



Second bathroom



Grand tower lobby with exquisite stone work



Tennis court



Bedroom 2 with insuite bathroom - virtually staged



Marble tiled bathroom



Insuite laundry and plenty of storage area



Lobby area offers plenty of sitting and meeting area



Multiple BBQ stations with dining patio



Formal foyer with 1.5 oversize door



Separate shower



Main elevator lobby with air conditioning



Heated salt water pool with sun tanning chairs



Grand driveway to garage and auto lobby

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