



## Property Client Full

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

MLS#: **202306227**  
Status: **Active**  
Lnd Tenure: **FS - Fee Simple**

Region: **Metro**  
Nghbrhd: **KAKAOKO**

Bldg Nm: **Nauru Tower**

List Price: **\$1,199,000**

Fee Options:



HiCentralMLS

### General Information

Prop Type: **Condo/Townhouse**  
Style: **High-Rise 7+ Stories**  
Prop Cond: **Excellent**

DOM: **3**  
Furnished: **None**  
Fract Own: **No**

### Sqft Information

Grg/Car Sqft:  
Sqft Liv: **1,385**  
Lanai Sqft: **150**  
Sqft Oth:  
Total Sqft: **1,535**  
Land Sqft: **135,472**  
Lot Acres: **3.110**

### Bldg Information

Beds: **2**  
Baths: **2/0**  
New Dev: **No**  
Ttl Park: **2**  
Addl Park: **0**  
Stories:  
Yr Rmdld:  
Year Built: **1990**

### School Information

Elem:  
Middle:  
High:

### Additional Information

View: **City, Coastline, Garden, Marina/Canal, Mountain, Ocean, Sunset**  
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**  
Possession: **At Closing**  
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

Assoc Fees: **\$1,946.39**  
Maintenance Fee: **\$1,946.39**  
Oth Fees Mthly:  
Condo Park Unit: **B157,B156**  
Unit Features: **Bedroom on 1st Level, Central AC, Corner/End, Full Bath on 1st Floor, Odd# Unit, Single Level, Storage**  
Owner Occpncy%: **76**  
Mgmt Co: **Hawaiiana**  
Community Assn:  
Public Report #:  
Ttl Mon Fees: **\$1,946.00**  
Fee Includes: **AC Central, Cable TV, Hot Water, Internet Service, Sewer, Water**  
Oth Mthly Fees Incl:  
Condo Prp Reg:  
Floor #: **13**  
# Elevators:  
Mgmt Co #: **808-593-9100**  
Assoc Phone:

### Features

Story Type: **21+**  
Parking: **Assigned, Covered - 2, Garage, Secured Entry, Tandem**  
Roofing:  
Topography:  
Security Feat:  
Amenities: **Card, Gated Community, Key, Security Patrol BBQ, Car Wash, Condo Association Pool, Fire Sprinkler, Heated Pool, Patio/Deck, Pool on Property, Private Yard, Recreation Area, Resident Manager, Security Guard, Storage, Tennis Court, Trash Chute, Wall/Fence, Whirlpool AC Central, Blinds, Dishwasher, Dryer, Refrigerator, Washer**  
Inclusions:  
Disclosures: **Property Disclosure Stmt**  
Road Frontage:  
Flooring: **Ceramic Tile**  
Construction: **Concrete, Steel Frame**

### Tax & Financial Information

TMK: **1-2-3-006-003-0067**  
Taxes/Mnthly: **\$282**  
Tax Year: **2023**  
Home Exempt: **0**  
Tax Assess Imp: **\$940,800**  
Tax Assess Lnd: **\$108,000**  
Tax Assess Tot: **\$1,048,800**  
Terms Acceptable: **Cash, Conventional**  
Rent Inc Mthly:  
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



Bedroom 1 with ensuite bathroom - virtually staged



Bedroom 2 with ensuite bathroom - virtually staged



Formal foyer with 1.5 oversized door



Granite counter top with built in shelves



Kitchen offers functional workspace and large bright window



Marble tiled bathroom



Separate shower



Marble tiled tub and shower



Second bathroom



Ensuite laundry and plenty of storage area



Main elevator lobby with air conditioning



2 parking stalls and same floor separate storage unit



Grand tower lobby with exquisite stone work



Lobby area offers plenty of sitting and meeting area



Heated salt water pool with sun tanning chairs



Patio and deck off the pool area



Tennis court



Multiple BBQ stations with dining patio



Grand driveway to garage and auto lobby



Grand auto lobby with voluminous glass ceiling

© HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed. Generated on 03/24/2023 8:06:17 AM

©2017-2022 HiCentral MLS, Ltd.®. All rights reserved. Information herein deemed reliable but not guaranteed.

Jason Wong | Century 21® iProperties Hawaii | realty@jasonwong.us | (808) 343-9526