## Nauru Tower 1330 Ala Moana Boulevard Unit 1401, Honolulu 96814 \* Nauru Tower \*

\$1,079,000

 Beds: 2
 MLS#: 202414432, FS
 Year Built: 1990

 Bath: 2/0
 Status: Active
 Remodeled: 2023

 Living Sq. Ft.: 1,385
 List Date & DOM: 07-05-2024 & 12
 Total Parking: 2

Land Sq. Ft.: 0 Condition: Excellent, Above Assessed Value

 Lanai Sq. Ft.: 150
 Frontage:
 Building: \$1,025,200

 Sq. Ft. Other: 0
 Tax/Year: \$385/2023
 Land: \$108,000

 Total Sq. Ft. 1,535
 Neighborhood: Kakaako
 Total: \$1,133,200

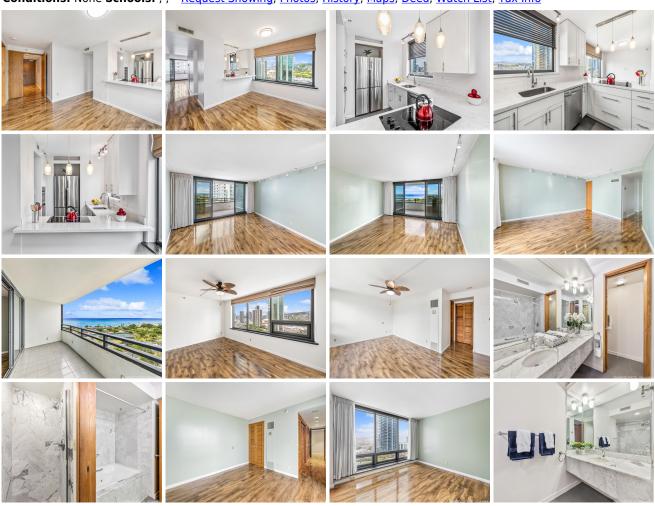
 Maint./Assoc. \$2,123 / \$0
 Flood Zone: Zone AE - Tool
 Stories / CPR: 8-14 / No

Parking: Assigned, Covered - 2, Garage, Guest, Secured Entry, Tandem Frontage:

Zoning: Kak - Kakaako Community
Development Project

View: Coastline, Mountain, Ocean, Sunset

**Public Remarks:** This stunning 2 bedroom, 2 bathroom corner/end unit condominium is a must-see! With 1385 square feet of living space, this move-in ready unit boasts breathtaking ocean views that will leave you in awe. The remodeled kitchen features newer stainless-steel appliances and countertops, making it perfect for any home chef. The flexible floor plan allows for a separate entrance to one of the bedroom/bathroom suites, providing privacy and convenience. Located in the highly desirable Ala Moana area, this unit is centrally located near beaches, parks, shopping, dining, and entertainment. The Nauru Tower offers ample guest parking and storage, making it easy to entertain guests and store your belongings. Enjoy the fabulous amenities that Nauru Tower has to offer, including secured entry, a heated pool, BBQ and recreation area, landscaped grounds, Resident Manager, and full-time security. This unit is a great value and is move-in ready. Don't miss out on this incredible opportunity to own a piece of paradise in one of the most sought-after buildings in Honolulu! **Sale Conditions:** None **Schools:**, , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info















Address	Price	Bd & Bth	Living / Avg.	Land   Avg.	Lanai	Occ.	FL	DOM
1330 Ala Moana Boulevard 1401	\$1,079,000	2 & 2/0	1,385   \$779	0   \$inf	150	33%	14	12

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1330 Ala Moana Boulevard 1401	\$385   \$2,123   \$0	\$108,000	\$1,025,200	\$1,133,200	95%	1990 & 2023

1330 Ala Moana Boulevard 1401 - MLS#: 202414432 - This stunning 2 bedroom, 2 bathroom corner/end unit condominium is a must-see! With 1385 square feet of living space, this move-in ready unit boasts breathtaking ocean views that will leave you in awe. The remodeled kitchen features newer stainless-steel appliances and countertops, making it perfect for any home chef. The flexible floor plan allows for a separate entrance to one of the bedroom/bathroom suites, providing privacy and convenience. Located in the highly desirable Ala Moana area, this unit is centrally located near beaches, parks, shopping, dining, and entertainment. The Nauru Tower offers ample guest parking and storage, making it easy to entertain guests and store your belongings. Enjoy the fabulous amenities that Nauru Tower has to offer, including secured entry, a heated pool, BBQ and recreation area, landscaped grounds, Resident Manager, and full-time security. This unit is a great value and is move-in ready. Don't miss out on this incredible opportunity to own a piece of paradise in one of the most sought-after buildings in Honolulu! Region: Metro Neighborhood: Kakaako Condition: Excellent, Above Average Parking: Assigned, Covered - 2, Garage, Guest, Secured Entry, Tandem Total Parking: 2 View: Coastline, Mountain, Ocean, Sunset Frontage: Pool: Zoning: Kak - Kakaako Community Development Project Sale Conditions: None Schools: , , \* Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number