

Nauru Tower 1330 Ala Moana Boulevard Unit 2601, Honolulu 96814 * Nauru Tower *

\$1,200,000

| | | |
|---|--|--------------------------------|
| Bed: 2 | MLS#: 202326639, FS | Year Built: 1990 |
| Bath: 2/0 | Status: Active | Remodeled: |
| Living Sq. Ft.: 1,385 | List Date & DOM: 12-26-2023 & 187 | Total Parking: 2 |
| Land Sq. Ft.: 135,472 | Condition: Fair | Assessed Value |
| Lanai Sq. Ft.: 150 | Frontage: | Building: \$1,058,900 |
| Sq. Ft. Other: 0 | Tax/Year: \$441/2024 | Land: \$108,000 |
| Total Sq. Ft. 1,535 | Neighborhood: Kakaako | Total: \$1,166,900 |
| Maint./Assoc. \$1,946 / \$0 | Flood Zone : Zone AE - Tool | Stories / CPR: 21+ / No |
| Parking: Assigned, Covered - 2, Garage, Guest, Secured Entry | Frontage: | |
| Zoning : Kak - Kakaako Community Development Project | View: City, Ocean, Sunset | |

Public Remarks: Discover one of Honolulu's most coveted condominium destinations at Nauru Tower. This residence sits along the front-row of Ala Moana Boulevard, where unobstructed views of Ala Moana Beach Park and the Pacific Ocean can be seen from the main living area and lanai spaces. Inside, a spacious and well-designed 2 bedroom, 2 bath floor plan places the bedrooms on the cool side of the building, where they enjoy tranquil Ko'olau Mountain and Honolulu city views. Alongside the gourmet kitchen sits a dedicated dining area, or a perfect place to create a den/home office. Nauru Tower is ideally positioned, just one block from Ala Moana Center, and directly across from Ala Moana Beach Park, putting beaches, dining, shopping, and entertainment at your convenience. Well-established building features resort-style amenities including a tennis court, large pool and hot tub, multiple gathering places, landscaped grounds and more. Unit includes two parking stalls, plus ample guest parking on-site. Photos #14 and #15 are zoomed-in photos. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [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 2601 | \$1,200,000 | 2 & 2/0 | 1,385 \$866 | 135,472 \$9 | 150 | 46% | 26 | 187 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|-----------------------|---------------|-------------------|----------------|-------|------------------|
| 1330 Ala Moana Boulevard 2601 | \$441 \$1,946 \$0 | \$108,000 | \$1,058,900 | \$1,166,900 | 103% | 1990 & NA |

[1330 Ala Moana Boulevard 2601](#) - MLS#: [202326639](#) - Discover one of Honolulu's most coveted condominium destinations at Nauru Tower. This residence sits along the front-row of Ala Moana Boulevard, where unobstructed views of Ala Moana Beach Park and the Pacific Ocean can be seen from the main living area and lanai spaces. Inside, a spacious and well-designed 2 bedroom, 2 bath floor plan places the bedrooms on the cool side of the building, where they enjoy tranquil Ko'olau Mountain and Honolulu city views. Alongside the gourmet kitchen sits a dedicated dining area, or a perfect place to create a den/home office. Nauru Tower is ideally positioned, just one block from Ala Moana Center, and directly across from Ala Moana Beach Park, putting beaches, dining, shopping, and entertainment at your convenience. Well-established building features resort-style amenities including a tennis court, large pool and hot tub, multiple gathering places, landscaped grounds and more. Unit includes two parking stalls, plus ample guest parking on-site. Photos #14 and #15 are zoomed-in photos. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Fair **Parking:** Assigned, Covered - 2, Garage, Guest, Secured Entry **Total Parking:** 2 **View:** City, Ocean, Sunset **Frontage:** **Pool:** **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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