## Luana Waikiki 2045 Kalakaua Avenue Unit 706, Honolulu 96815 * Luana Waikiki * $925,000

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|---|---|---|---|---|---|
| Beds: | **1** | MLS#: | **202408706, FS** | Year Built: | **1971** |
| Bath: | **1/0** | Status: | **Active** | Remodeled: | |
| Living Sq. Ft.: | **676** | List Date & DOM: | **04-23-2024** & **68** | Total Parking: | **1** |
| Land Sq. Ft.: | **0** | Condition: | **Excellent, Above Average** | Assessed Value | |
| Lanai Sq. Ft.: | **70** | Frontage: | **Conservation** | Building: | **$580,900** |
| Sq. Ft. Other: | **0** | Tax/Year: | **$705/2024** | Land: | **$198,100** |
| Total Sq. Ft. | **746** | Neighborhood: | **Waikiki** | Total: | **$779,000** |
| Maint./Assoc. | **$2,041 / $0** | Flood Zone: | **Zone AO - Tool** | Stories / CPR: | **15-20 / No** |
| Parking: | **Assigned, Covered - 1, Garage, Open - 1, Secured Entry** | Frontage: | **Conservation** | | |
| Zoning: | **X6 - Resort Mixed Use Precinct** | View: | **City, Coastline, Garden, Mountain, Ocean, Sunset** | | |

**Public Remarks:** Welcome to Luana Waikiki, short term rental allowed. This stunning corner/end unit boasts the largest 1 bedroom layout in the building, offering 676 square feet of pure luxury living. With 2 lanais, you'll have the perfect spot to savor your morning coffee while taking in the excellent views. Step inside to discover a pristine space adorned with 2 queen beds, making it an ideal retreat for you and your guests. The unit features a split air conditioning unit to keep you cool and comfortable year-round. The convenience of a washer/dryer in the unit means laundry day is a breeze. As for amenities, this boutique hotel offers a gym to keep you in top shape, a pool for leisurely swims, and a deck for soaking up the Hawaiian sun. Your dedicated deeded assigned (1) one parking stall ensures parking is never a hassle. Whether you're looking to self-manage or participate in the hotel pool, short-term rentals are allowed. Located at the beginning of Waikiki, close to Luxury Row shopping, Waikiki beaches, restaurants, entertainment activities, and everything that Waikiki has to offer, even the nightlife. **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 |
|---|---|---|---|---|---|---|---|---|
| 2045 Kalakaua Avenue 706 | $925,000 | 1 & 1/0 | 676 \| $1,368 | 0 \| $inf | 70 | 0% | 7 | 68 |

| Address | Tax \| Maint. \| Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|---|---|---|---|---|---|---|
| 2045 Kalakaua Avenue 706 | $705 \| $2,041 \| $0 | $198,100 | $580,900 | $779,000 | 119% | 1971 & NA |

2045 Kalakaua Avenue 706 - MLS#: 202408706 - Welcome to Luana Waikiki, short term rental allowed. This stunning corner/end unit boasts the largest 1 bedroom layout in the building, offering 676 square feet of pure luxury living. With 2 lanais, you'll have the perfect spot to savor your morning coffee while taking in the excellent views. Step inside to discover a pristine space adorned with 2 queen beds, making it an ideal retreat for you and your guests. The unit features a split air conditioning unit to keep you cool and comfortable year-round. The convenience of a washer/dryer in the unit means laundry day is a breeze. As for amenities, this boutique hotel offers a gym to keep you in top shape, a pool for leisurely swims, and a deck for soaking up the Hawaiian sun. Your dedicated deeded assigned (1) one parking stall ensures parking is never a hassle. Whether you're looking to self-manage or participate in the hotel pool, short-term rentals are allowed. Located at the beginning of Waikiki, close to Luxury Row shopping, Waikiki beaches, restaurants, entertainment activities, and everything that Waikiki has to offer, even the nightlife. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1, Garage, Open - 1, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Garden, Mountain, Ocean, Sunset **Frontage:** Conservation **Pool: Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** , , * Request Showing, Photos, History, Maps, Deed, Watch List, Tax Info

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