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

Beds:	**1**	MLS#:	**202408706, FS**	Year Built:	**1971**
Bath:	**1/0**	Status:	**Active**	Remodeled:	
Living Sq. Ft.:	**676**	List Date & DOM:	**04-23-2024** & **83**	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.	DOM
2045 Kalakaua Avenue 706	$925,000	1 & 1/0	676 | $1,368	0 | $inf	83

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