

**Nauru Tower 1330 Ala Moana Boulevard Unit 3203, Honolulu 96814 \* Nauru Tower \***

**\$1,350,000 \* Originally \$1,300,000**

Beds: <b>2</b>	MLS#: <b>202414216, FS</b>	Year Built: <b>1990</b>
Bath: <b>2/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>1,220</b>	List Date & DOM: <b>06-17-2024 &amp; 30</b>	Total Parking: <b>2</b>
Land Sq. Ft.: <b>135,472</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>92</b>	Frontage: <b>Other</b>	Building: <b>\$1,260,900</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$669/2023</b>	Land: <b>\$92,300</b>
Total Sq. Ft. <b>1,312</b>	Neighborhood: <b>Kakaako</b>	Total: <b>\$1,353,200</b>
Maint./Assoc. <b>\$1,822 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AE - Tool</b>	Stories / CPR: <b>21+ / No</b>
Parking: <b>Assigned, Covered - 2, Tandem</b>	Frontage: <b>Other</b>	
<a href="#">Zoning</a> : <b>Kak - Kakaako Community Development Project</b>	View: <b>Ocean</b>	

**Public Remarks:** Very desirable high floor unit with fabulous ocean view! Enjoy the parallel, unobstructed, breathtaking view as you enter. Ocean and park view from each room. The spacious room has an ideal layout with privacy, with the living room and kitchen in the center and the primary bedroom and 2nd bedroom on either side. The building offers 24 hr security , ample guest parking, storage, tennis court, pool, etc. Located just across from Ala Moana beach park and only a few blocks to dining, shopping, and entertainment spots. **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
<a href="#">1330 Ala Moana Boulevard 3203</a>	<b>\$1,350,000</b>	2 & 2/0	1,220   \$1,107	135,472   \$10	92	37%	32	30

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">1330 Ala Moana Boulevard 3203</a>	\$669   \$1,822   \$0	\$92,300	\$1,260,900	\$1,353,200	100%	1990 & NA

[1330 Ala Moana Boulevard 3203](#) - MLS#: [202414216](#) - Original price was \$1,300,000 - Very desirable high floor unit with fabulous ocean view! Enjoy the parallel, unobstructed, breathtaking view as you enter. Ocean and park view from each room. The spacious room has an ideal layout with privacy, with the living room and kitchen in the center and the primary bedroom and 2nd bedroom on either side. The building offers 24 hr security , ample guest parking, storage, tennis court, pool, etc. Located just across from Ala Moana beach park and only a few blocks to dining, shopping, and entertainment spots. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Covered - 2, Tandem **Total Parking:** 2 **View:** Ocean **Frontage:** Other **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