Luana Waikiki 2045 Kalakaua Avenue Unit 1209, Honolulu 96815 Luana Waikiki

Status: Sold	MLS#: **202507951**	Parcel#: **1-2-6-006-002-0176**
List Price: $489,000	Original Price: $500,000	Price Change: $-11,000
Beds: 0 | Baths: 1/0	Year Built: 1971	Remodeled:
Region: Metro	Neighborhood: Waikiki	Building: Luana Waikiki
Living Sq Ft: 313	Other Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **126** 0	Total Sq Ft: 347
Land Sq Ft: **Deprecated**: number_format(): Passing null to parameter #1 ($num) of type float is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **130** 0	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 34
Total Parking: 0	Date Listed: 04-07-2025	Days on Market: 98
View: Ocean	Frontage: Other	Type: Condo/Townhouse
Assessed Building: $316,500	Assessed Land: $91,700	Assessed Value: $408,200
Taxes: $488 | Year: 2024	Maintenence Fee: $963	Association Fee: $0
Flood Zone: Zone AO	Stories: 15-20	CPR: No
Condition: Above Average	Parking: None	Zoning: X6 - Resort Mixed Use Precinct
Close Price: $455,000	Close Date: 07-28-2025	Financing: Cash | Concessions:
Elementary: Jefferson	Middle School: Washington	High School: Kaimuki

Public Remarks: Extremely rare high-floor ocean studio at Luana Waikiki — this prized 09 unit has unobstructed ocean views and an expansive overlook of Fort DeRussy Park. From your private lanai, you can take in the stunning park-to-ocean setting and enjoy the best of Waikiki's scenery including the amazing Friday night fireworks! This well-appointed studio features a queen-size bed and a pull-out sofa bed, comfortably accommodating up to four guests. The kitchenette is equipped with a cooktop, mini fridge, and microwave, making it ideal for light meals and extended stays. Located in a resort-zoned building with excellent rental income potential and access to full hotel amenities which include a BBQ area, swimming pool and gym. This unit has not been rented out in five years, it has been well cared for and used exclusively by the owners. A brand-new luau experience is set to launch next door, adding to the dynamic energy of this already thriving neighborhood. This is a rare opportunity to own one of the best-positioned and most desirable units in Luana Waikiki. **Sale Conditions:** None * Photos, History

Inclusions: AC Window Unit, Cable TV, Drapes, Kitchenware, Linens, Microwave, Refrigerator, Smoke Detector **Amenities:** BBQ, Community Association Pool, Community Laundry, Exercise Room, Fire Sprinkler, Patio/Deck, Pool on Property, Restaurant, Security Guard **Utilities:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **206**
Construction: Concrete **Lot Features:**
Deprecated: str_replace(): Passing null to parameter #3 ($subject) of type array|string is deprecated in **/home/oahure/public_html/PDF_Summary.php** on line **216**
Floor: Ceramic Tile, Other **Disclosures:** Call Listor, Non Resident Owner **Land Recorded:** Land Court **Furnished:** Full **Architectural Style:** Condotel **Construction Materials:** Concrete **Roof: Flooring:** Ceramic Tile,Other **SecurityFeatures:** Card **Easements: Set Backs: Special Listing Conditions:** None **Management Company:** Springboard Hospitality **Management Company Phone:** 8089512100