

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	Maintenance 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

