

Ala Wai Plaza Skyrise 555 University Avenue Unit PH1, Honolulu 96826 Ala Wai Plaza Skyrise

Status: Cancelled	MLS#: 202607568	Parcel#: 1-2-7-013-008-0205
List Price: \$3,490,000	Original Price: \$5,000,000	Price Change: \$-1,510,000
Beds: 3 Baths: 3/0	Year Built: 1971	Remodeled: 2025
Region: Metro	Neighborhood: Kapiolani	Building: Ala Wai Plaza Skyrise
Living Sq Ft: 3,707	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: 4,240
Land Sq Ft: 63,075	Land Tenure: FS - Fee Simple	Lanai Sq Ft: 533
Total Parking: 3	Date Listed: 04-21-2026	Days on Market: 163
View: City, Coastline, Diamond Head, Golf Course, Marina/Canal, Mountain, Ocean, Sunrise, Sunset	Frontage: Other	Type: Condo/Townhouse
Assessed Building: \$1,143,000	Assessed Land: \$288,000	Assessed Value: \$1,431,000
Taxes: \$743 Year: 2025	Maintenance Fee: \$4,202	Association Fee: \$0
Flood Zone: Zone A	Stories: 21+	CPR: No
Condition: Excellent	Parking: Assigned, Covered - 3+, Guest	Zoning : 13 - A-3 High Density Apartment
Elementary:	Middle School:	High School:

Public Remarks: \$1.5M Price Improvement! --- HALE LANI MAKAI Penthouse-1 presents a rare opportunity for refined urban island living in a rapidly evolving neighborhood regarded as Honolulu's next emerging "HOTSPOT". This thoughtfully renovated top-floor corner residence offers exceptional privacy and sweeping views spanning the mountains, city, ocean, golf course, and an unobstructed Diamond Head backdrop. Dramatic two-story windows and custom sliding doors fill the 3-bedroom, 3-bath home, plus a den/office, with abundant natural light and cooling trade winds, creating a seamless indoor-outdoor living experience. Ideally situated in a revitalized area near UH Manoa, 'Iolani School, shopping, and upcoming dining by the Aoki Group, with the added convenience of a new pedestrian bridge (expected 2027) providing direct access to Waikiki and the beach. This penthouse delivers a seamless balance of sophistication, comfort, and connectivity, well suited for discerning owner-occupants or investors seeking a premium in-town offering. **Sale Conditions:** None * [Photos](#), [History](#)

Inclusions: AC Split, Cable TV, Chandelier, Convection Oven, Dishwasher, Disposal, Dryer, Microwave Hood, Microwave, Range/Oven, Refrigerator, Washer, Wine Refrigerator **Amenities:** BBQ, Community Association Pool, Condo Association Pool, Other, Patio/Deck, Pool on Property, Recreation Area, Trash Chute, Wall/Fence **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, Double Wall, Hollow Tile **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:** Property Disclosure Stmt **Land Recorded:** Land Court

Furnished: Partial **Architectural Style:** High-Rise 7+ Stories **Construction Materials:**

Concrete, Double Wall, Hollow Tile **Roof:** **Flooring:** Ceramic Tile, Other **Security Features:** Key, Keyed Elevator, Video **Easements:** **Set Backs:** **Special Listing Conditions:** None **Management Company:** Hawaiiana **Management Company Phone:** 808-593-9100

