

Nauru Tower 1330 Ala Moana Boulevard Unit 1107, Honolulu 96814 * Nauru Tower ***\$760,000 * Originally \$825,000**

Beds: 1	MLS#: 202201701, FS	Year Built: 1992
Bath: 1/0	Status: Expired	Remodeled: 2022
Living Sq. Ft.: 940	List Date & DOM: 01-29-2022 & 367	Total Parking: 1
Land Sq. Ft.: 135,472	Condition: Above Average	Assessed Value
Lanai Sq. Ft.: 0	Frontage:	Building: \$648,500
Sq. Ft. Other: 0	Tax/Year: \$208/2022	Land: \$64,100
Total Sq. Ft. 940	Neighborhood: Kakaako	Total: \$712,600
Maint./Assoc. \$1,185 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1, Garage, Guest, Secured Entry	Frontage:	
Zoning : Kak - Kakaako Community Development Project	View: City, Coastline, Diamond Head, Garden, Mountain, Ocean, Sunrise, Sunset	

Public Remarks: This is the BEST VALUE option for buyers seeking Kakaako front row ocean view luxury living under \$1M! Get all the benefits of living a luxurious Kakaako ocean view lifestyle at this low cost entry point. A remarkably spacious 1BD (they don't build 1BDs this spacious anymore). This bright and airy unit boasts prime ocean and city light views. The '07 stack is the most favored as it is on the cool side of the building and with ocean views. The unit also includes: 1 assigned/covered parking stall, a storage unit on the same floor, new carpets, and an in-unit Bosch washer/dryer. One window fully slides open for fresh air. A little sweat equity in the kitchen will go a long way. Super powered location in the heart of Kakaako puts you within steps to Ala Moana Beach Park/Magic Island, Ala Moana Shopping Center, Ward Village, and Whole Foods. Enjoy resort-like amenities including a swimming pool with ocean views, hot tubs, BBQ grilling stations, a tennis court, 24 hour security, walking/jogging paths, guest parking, bike/surfboard storage. Nauru is also known for an exceptional resident support team. Tax records may differ. Sold AS-IS. **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1330 Ala Moana Boulevard 1107	\$760,000	1 & 1/0	940 \$809	135,472 \$6	0	76%	11	367

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1330 Ala Moana Boulevard 1107	\$208 \$1,185 \$0	\$64,100	\$648,500	\$712,600	107%	1992 & 2022

[1330 Ala Moana Boulevard 1107](#) - MLS#: [202201701](#) - Original price was \$825,000 - This is the BEST VALUE option for buyers seeking Kakaako front row ocean view luxury living under \$1M! Get all the benefits of living a luxurious Kakaako ocean view lifestyle at this low cost entry point. A remarkably spacious 1BD (they don't build 1BDs this spacious anymore). This bright and airy unit boasts prime ocean and city light views. The '07 stack is the most favored as it is on the cool side of the building and with ocean views. The unit also includes: 1 assigned/covered parking stall, a storage unit on the same floor, new carpets, and an in-unit Bosch washer/dryer. One window fully slides open for fresh air. A little sweat equity in the kitchen will go a long way. Super powered location in the heart of Kakaako puts you within steps to Ala Moana Beach Park/Magic Island, Ala Moana Shopping Center, Ward Village, and Whole Foods. Enjoy resort-like amenities including a swimming pool with ocean views, hot tubs, BBQ grilling stations, a tennis court, 24 hour security, walking/jogging paths, guest parking, bike/surfboard storage. Nauru is also known for an exceptional resident support team. Tax records may differ. Sold AS-IS. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage, Guest, Secured Entry **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Garden, Mountain, Ocean, Sunrise, Sunset **Frontage:** Pool: **Zoning:** Kak - Kakaako Community Development Project **Sale Conditions:** None **Schools:** [Kaahumanu](#), [Stevenson](#), [Mckinley](#) * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

DOM = Days on Market, Occ. = Occupancy, FL = Floor Number