

## The Ritz-Carlton Residences Twr 2 - 383 2139 Kuhio Avenue Unit PH-A, Honolulu 96815 \*

**The Ritz-Carlton Residences Twr 2 - 383 \* \$9,500,000 \* Originally \$10,300,000**

Beds: <b>3</b>	MLS#: <b>202311648, FS</b>	Year Built: <b>2018</b>
Bath: <b>5/0</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>3,018</b>	List Date & DOM: <b>06-01-2023 &amp; 349</b>	Total Parking: <b>0</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Excellent</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>954</b>	Frontage:	Building: <b>\$6,551,700</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$6,897/2022</b>	Land: <b>\$559,000</b>
Total Sq. Ft. <b>3,972</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$7,110,700</b>
Maint./Assoc. <b>\$5,933 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AO - Tool</b>	Stories / CPR: / <b>No</b>
Parking: <b>Other, Unassigned</b>	Frontage:	
<a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b>	View: <b>City, Ocean, Sunrise, Sunset</b>	

**Public Remarks:** The brand new, exclusive collection of penthouse residences in the Diamond Head Tower at The Ritz-Carlton Residences, Waikiki Beach, is finally completed. This rare offering presents an unparalleled opportunity to own a penthouse in one of Waikiki's most coveted addresses, combining refined luxury, breathtaking views, and an exclusive rooftop oasis overlooking Waikiki, the Pacific Ocean, and Diamond Head. This sunset corner 3 story penthouse features impeccable finishes and spacious living areas, with 3018 square feet of interior space, 3 bedrooms plus den/entertainment room, and 5 bathrooms, boasting ceilings over 16 feet high. The 954 square feet private rooftop has a plunge pool, and BBQ. The residences combine the privacy of a single-family home with the unrivaled hospitality of The Ritz-Carlton's personalized concierge services, ensuring that every desire is met. **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="#">2139 Kuhio Avenue PH-A</a>	<b>\$9,500,000</b>	3 & 5/0	3,018   \$3,148	0   \$inf	954	0%	37	349

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2139 Kuhio Avenue PH-A</a>	\$6,897   \$5,933   \$0	\$559,000	\$6,551,700	\$7,110,700	134%	2018 & NA

[2139 Kuhio Avenue PH-A](#) - MLS#: [202311648](#) - Original price was \$10,300,000 - The brand new, exclusive collection of penthouse residences in the Diamond Head Tower at The Ritz-Carlton Residences, Waikiki Beach, is finally completed. This rare offering presents an unparalleled opportunity to own a penthouse in one of Waikiki's most coveted addresses, combining refined luxury, breathtaking views, and an exclusive rooftop oasis overlooking Waikiki, the Pacific Ocean, and Diamond Head. This sunset corner 3 story penthouse features impeccable finishes and spacious living areas, with 3018 square feet of interior space, 3 bedrooms plus den/entertainment room, and 5 bathrooms, boasting ceilings over 16 feet high. The 954 square feet private rooftop has a plunge pool, and BBQ. The residences combine the privacy of a single-family home with the unrivaled hospitality of The Ritz-Carlton's personalized concierge services, ensuring that every desire is met. **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** Other, Unassigned **Total Parking:** 0 **View:** City, Ocean, Sunrise, Sunset **Frontage:** **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** , , \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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