

[The Ritz-Carlton Residences Twr 2 - 383 2139 Kuhio Avenue Unit PH-F, Honolulu 96815 *](#)

The Ritz-Carlton Residences Twr 2 - 383 * \$10,900,000 * Originally \$11,300,000

Beds: 3	MLS#: 202311652, FS	Year Built: 2018
Bath: 4/1	Status: Active	Remodeled:
Living Sq. Ft.: 3,244	List Date & DOM: 06-01-2023 & 350	Total Parking: 0
Land Sq. Ft.: 0	Condition: Excellent	Assessed Value
Lanai Sq. Ft.: 882	Frontage:	Building: \$7,557,700
Sq. Ft. Other: 0	Tax/Year: \$6,456/2022	Land: \$628,800
Total Sq. Ft. 4,126	Neighborhood: Waikiki	Total: \$8,186,500
Maint./Assoc. \$6,551 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: / No
Parking: Unassigned	Frontage:	
Zoning : X6 - Resort Mixed Use Precinct	View: City, Diamond Head, Mountain, Ocean, Sunrise, Sunset	

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 2 story penthouse features impeccable finishes and spacious living areas, with 3244 square feet of interior space, 3 bedrooms plus den/entertainment room, and 4.5 bathrooms. The 882 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
2139 Kuhio Avenue PH-F	\$10,900,000	3 & 4/1	3,244 \$3,360	0 \$inf	882	0%	38	350

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
2139 Kuhio Avenue PH-F	\$6,456 \$6,551 \$0	\$628,800	\$7,557,700	\$8,186,500	133%	2018 & NA

[2139 Kuhio Avenue PH-F](#) - MLS#: [202311652](#) - Original price was \$11,300,000 - 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 2 story penthouse features impeccable finishes and spacious living areas, with 3244 square feet of interior space, 3 bedrooms plus den/entertainment room, and 4.5 bathrooms. The 882 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:** Unassigned **Total Parking:** 0 **View:** City, Diamond Head, Mountain, 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