

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

The Ritz-Carlton Residences Twr 2 - 383 * \$15,990,000 * Originally \$16,800,000

| | | |
|--|---|--------------------------------|
| Beds: 3 | MLS#: 202311653, FS | Year Built: 2018 |
| Bath: 4/1 | Status: Active | Remodeled: |
| Living Sq. Ft.: 4,157 | List Date & DOM: 06-01-2023 & 348 | Total Parking: 0 |
| Land Sq. Ft.: 0 | Condition: Excellent | Assessed Value |
| Lanai Sq. Ft.: 1,646 | Frontage: | Building: \$9,238,400 |
| Sq. Ft. Other: 0 | Tax/Year: \$9,605/2022 | Land: \$811,000 |
| Total Sq. Ft. 5,803 | Neighborhood: Waikiki | Total: \$10,049,400 |
| Maint./Assoc. \$8,446 / \$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 Diamond Head corner 3 story Penthouse features impeccable finishes and spacious living areas, with 4,157 square feet of interior space, 3 bedrooms plus a family room, and 4.5 bathrooms, boasting ceilings over 16 feet high. The 1,646 square feet private rooftop has a plunge pool, Jacuzzi, 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-E | \$15,990,000 | 3 & 4/1 | 4,157 \$3,847 | 0 \$inf | 1,646 | 0% | 37 | 348 |

| Address | Tax Maint. Ass. | Assessed Land | Assessed Building | Assessed Total | Ratio | Year & Remodeled |
|--|-------------------------|---------------|-------------------|----------------|-------|------------------|
| 2139 Kuhio Avenue PH-E | \$9,605 \$8,446 \$0 | \$811,000 | \$9,238,400 | \$10,049,400 | 159% | 2018 & NA |

[2139 Kuhio Avenue PH-E](#) - MLS#: [202311653](#) - Original price was \$16,800,000 - 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 Diamond Head corner 3 story Penthouse features impeccable finishes and spacious living areas, with 4,157 square feet of interior space, 3 bedrooms plus a family room, and 4.5 bathrooms, boasting ceilings over 16 feet high. The 1,646 square feet private rooftop has a plunge pool, Jacuzzi, 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