

Nauru Tower 1330 Ala Moana Boulevard Unit 1706, Honolulu 96814 * Nauru Tower ***\$1,350,000 * Originally \$1,450,000**

Beds: 2	MLS#: 202317094, FS	Year Built: 1990
Bath: 2/0	Status: Active	Remodeled: 2021
Living Sq. Ft.: 1,220	List Date & DOM: 07-25-2023 & 289	Total Parking: 1
Land Sq. Ft.: 135,472	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 92	Frontage: Other	Building: \$1,137,700
Sq. Ft. Other: 0	Tax/Year: \$330/2022	Land: \$92,300
Total Sq. Ft. 1,312	Neighborhood: Kakaako	Total: \$1,230,000
Maint./Assoc. \$1,822 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 1	Frontage: Other	
Zoning : Kak - Kakaako Community Development Project	View: City, Coastline, Diamond Head, Mountain, Ocean	

Public Remarks: PRICE ADJUSTED!!! HIGHLY DESIRED "06" unit in Nauru Tower with Gorgeous Diamond head and ocean views. Conveniently located in the heart of Kakaako, steps away from Ala Moana Shopping Center, Ala Moana Beach Park and Ward Village. Please consider Vern Heath of Premier Title & Escrow for escrow. **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 1706	\$1,350,000	2 & 2/0	1,220 \$1,107	135,472 \$10	92	47%	17	289

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1330 Ala Moana Boulevard 1706	\$330 \$1,822 \$0	\$92,300	\$1,137,700	\$1,230,000	110%	1990 & 2021

[1330 Ala Moana Boulevard 1706](#) - MLS#: [202317094](#) - Original price was \$1,450,000 - PRICE ADJUSTED!!! HIGHLY DESIRED "06" unit in Nauru Tower with Gorgeous Diamond head and ocean views. Conveniently located in the heart of Kakaako, steps away from Ala Moana Shopping Center, Ala Moana Beach Park and Ward Village. Please consider Vern Heath of Premier Title & Escrow for escrow. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Excellent, Above Average **Parking:** Assigned, Covered - 1 **Total Parking:** 1 **View:** City, Coastline, Diamond Head, Mountain, Ocean **Frontage:** Other **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