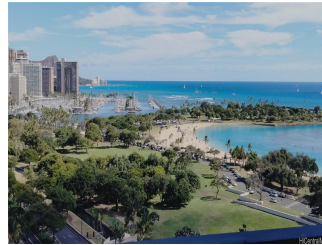


**Nauru Tower 1330 Ala Moana Boulevard Unit 1706, Honolulu 96814 \* Nauru Tower \*****\$1,350,000 \* Originally \$1,450,000**

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

**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 |
|-----------------------------------------------|------------------------------------|----------|-----------------|----------------|-------|------|----|-----|
| <a href="#">1330 Ala Moana Boulevard 1706</a> | <b><a href="#">\$1,350,000</a></b> | 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 |
|-----------------------------------------------|-----------------------|---------------|-------------------|----------------|-------|------------------|
| <a href="#">1330 Ala Moana Boulevard 1706</a> | \$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