

## [The Ritz-Carlton Residences Twr 2 - 383 2139 Kuhio Avenue Unit 2806, Honolulu 96815](#) \*

### **The Ritz-Carlton Residences Twr 2 - 383 \* \$7,950,000**

Beds: <b>3</b>	MLS#: <b>202320196, FS</b>	Year Built: <b>2018</b>
Bath: <b>4/1</b>	Status: <b>Active</b>	Remodeled:
Living Sq. Ft.: <b>2,557</b>	List Date & DOM: <b>09-01-2023 &amp; 262</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>833</b>	Frontage:	Building: <b>\$5,391,800</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$4,986/2023</b>	Land: <b>\$505,800</b>
Total Sq. Ft. <b>3,390</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$5,897,600</b>
Maint./Assoc. <b>\$6,600 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AO - Tool</b>	Stories / CPR: <b>Two / No</b>
Parking: <b>None</b>	Frontage:	
<a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b>	View: <b>City, Coastline, Diamond Head, Ocean, Sunset</b>	

**Public Remarks:** High Floor split-level condominium at The Ritz-Carlton Residences, Waikiki Beach on the 28th and 29th floors. This unit features 2,557 square feet on interior, large lanai and is one of the few non-penthouse units with a private pool and lounge deck. Exceptional west-facing, sunset and Friday-night fireworks views from all three bedrooms! All bedrooms feature an en-Suite bathroom. 28th floor features Pool deck, Kitchen with Miele appliances, wet-bar, Bedroom #1 with en-suite Bathroom and living area. A staircase joins the two floors in the middle. The 29th floor has own entrance to unit and half bath as you enter the apartment, living area and Owner's and Guest bedrooms & bath split on each side for privacy. Views from every room in this spectacular condominium! Ritz-Carlton Residence Owners have exclusive access to unprecedented amenities of Ritz-Carlton which include: full service spa, fitness program and dining in the world famous La Vie and Sushi Sho restaurants! Feels like a single-family home with privacy of and hospitality of world-class Ritz-Carlton guest services, make this unique property a one of a kind! **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [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 2806</a>	<a href="#">\$7,950,000</a>	3 & 4/1	2,557   \$3,109	0   \$inf	833	43%	28	262

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2139 Kuhio Avenue 2806</a>	\$4,986   \$6,600   \$0	\$505,800	\$5,391,800	\$5,897,600	135%	2018 & NA

[2139 Kuhio Avenue 2806](#) - MLS#: [202320196](#) - High Floor split-level condominium at The Ritz-Carlton Residences, Waikiki Beach on the 28th and 29th floors. This unit features 2,557 square feet on interior, large lanai and is one of the few non-penthouse units with a private pool and lounge deck. Exceptional west-facing, sunset and Friday-night fireworks views from all three bedrooms! All bedrooms feature an en-Suite bathroom. 28th floor features Pool deck, Kitchen with Miele appliances, wet-bar, Bedroom #1 with en-suite Bathroom and living area. A staircase joins the two floors in the middle. The 29th floor has own entrance to unit and half bath as you enter the apartment, living area and Owner's and Guest bedrooms & bath split on each side for privacy. Views from every room in this spectacular condominium! Ritz-Carlton Residence Owners have exclusive access to unprecedented amenities of Ritz-Carlton which include: full service spa, fitness program and dining in the world famous La Vie and Sushi Sho restaurants! Feels like a single-family home with privacy of and hospitality of world-class Ritz-Carlton guest services, make this unique property a one of a kind! **Region:** Metro **Neighborhood:** Waikiki **Condition:** Excellent **Parking:** None **Total Parking:** 0 **View:** City, Coastline, Diamond Head, Ocean, Sunset **Frontage:** Pool: **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** [Jefferson](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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