

**Luana Waikiki 2045 KALAKAUA Avenue Unit 1207, Honolulu 96815 \* Luana Waikiki \*****\$820,000 \* Originally \$845,000**

Beds: <b>1</b>	MLS#: <b>202322587, FS</b>	Year Built: <b>1971</b>
Bath: <b>1/0</b>	Status: <b>Active Under Contract</b>	Remodeled:
Living Sq. Ft.: <b>588</b>	List Date & DOM: <b>10-10-2023 &amp; 171</b>	Total Parking: <b>1</b>
Land Sq. Ft.: <b>0</b>	Condition: <b>Above Average</b>	<a href="#">Assessed Value</a>
Lanai Sq. Ft.: <b>69</b>	Frontage:	Building: <b>\$557,600</b>
Sq. Ft. Other: <b>0</b>	Tax/Year: <b>\$865/2023</b>	Land: <b>\$166,900</b>
Total Sq. Ft. <b>657</b>	Neighborhood: <b>Waikiki</b>	Total: <b>\$724,500</b>
Maint./Assoc. <b>\$1,782 / \$0</b>	<a href="#">Flood Zone</a> : <b>Zone AO - Tool</b>	Stories / CPR: <b>One / No</b>
Parking: <b>Assigned, Covered - 1, Garage</b>	Frontage:	
<a href="#">Zoning</a> : <b>X6 - Resort Mixed Use Precinct</b>	View: <b>City, Coastline, Ocean</b>	

**Public Remarks:** We are taking backup offer. Current buyer doing 1031. your sanctuary in the heart of Waikiki - a legal short-term vacation rental promising a seamless blend of luxury and opportunity. This extraordinary one-bedroom unit, perched on a high floor, unveils breathtaking ocean views over Fort DeRussy Park. Enjoy the convenience of a rare garage parking space and a spacious locker, mere steps away from the famed Waikiki beach, Ala Moana Shopping Center, and lively Kalakaua Avenue nightlife. Immerse yourself in a rich history that awaits your takeover. The fully equipped kitchen, tasteful furnishings, and private lanai make this haven not just a home but a potential rental powerhouse. A separate laundry room and access to Luana Waikiki's amenities, including a fitness center, pool, and BBQ grills, add to the allure. The maintenance fee covers electricity and internet, ensuring worry-free living. Seize the opportunity today and envision a seamless transition with a new management company charging only 35% after April 1, 2024 (compared to the standard 40% for studios) for Hotel Pool placement. Request details and a notice letter - your slice of paradise awaits! **Sale Conditions:** None **Schools:** [Ala Wai](#), [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="#">2045 KALAKAUA Avenue 1207</a>	<b>\$820,000</b>	1 & 1/0	588   \$1,395	0   \$inf	69	1%	12	171

Address	Tax   Maint.   Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
<a href="#">2045 KALAKAUA Avenue 1207</a>	\$865   \$1,782   \$0	\$166,900	\$557,600	\$724,500	113%	1971 & NA

[2045 KALAKAUA Avenue 1207](#) - MLS#: [202322587](#) - Original price was \$845,000 - We are taking backup offer. Current buyer doing 1031. your sanctuary in the heart of Waikiki - a legal short-term vacation rental promising a seamless blend of luxury and opportunity. This extraordinary one-bedroom unit, perched on a high floor, unveils breathtaking ocean views over Fort DeRussy Park. Enjoy the convenience of a rare garage parking space and a spacious locker, mere steps away from the famed Waikiki beach, Ala Moana Shopping Center, and lively Kalakaua Avenue nightlife. Immerse yourself in a rich history that awaits your takeover. The fully equipped kitchen, tasteful furnishings, and private lanai make this haven not just a home but a potential rental powerhouse. A separate laundry room and access to Luana Waikiki's amenities, including a fitness center, pool, and BBQ grills, add to the allure. The maintenance fee covers electricity and internet, ensuring worry-free living. Seize the opportunity today and envision a seamless transition with a new management company charging only 35% after April 1, 2024 (compared to the standard 40% for studios) for Hotel Pool placement. Request details and a notice letter - your slice of paradise awaits! **Region:** Metro **Neighborhood:** Waikiki **Condition:** Above Average **Parking:** Assigned, Covered - 1, Garage **Total Parking:** 1 **View:** City, Coastline, Ocean **Frontage:** **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None **Schools:** [Ala Wai](#), [Washington](#), [Kaimuki](#) \* [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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