

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

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

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
2045 KALAKAUA Avenue 1207	\$820,000	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
2045 KALAKAUA Avenue 1207	\$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