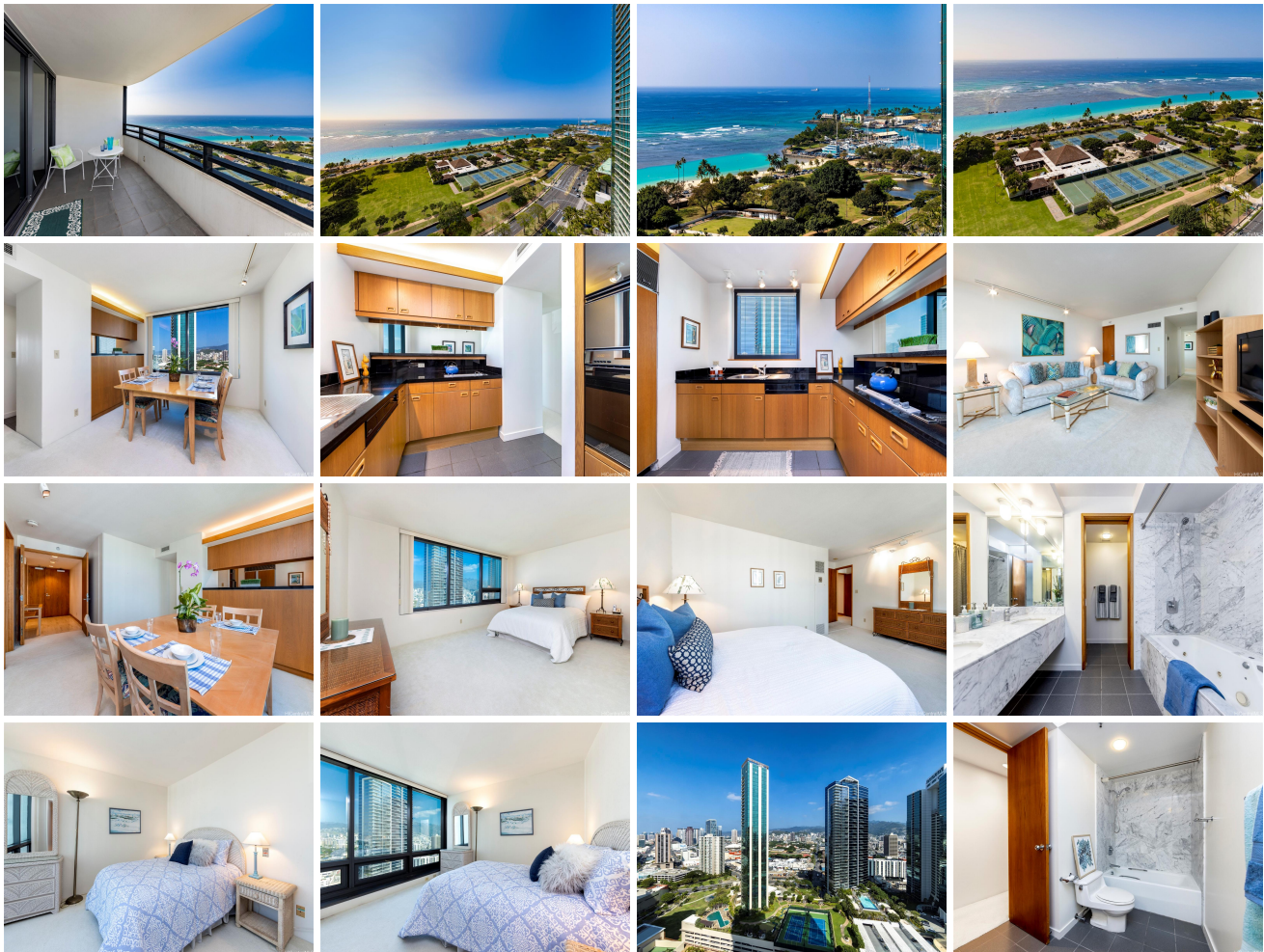


Nauru Tower 1330 Ala Moana Boulevard Unit 2601, Honolulu 96814 * Nauru Tower *

\$1,200,000

Beds: 2	MLS#: <u>202326639</u>, FS	Year Built: 1990
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,385	List Date & DOM: 12-26-2023 & 138	Total Parking: 2
Land Sq. Ft.: 135,472	Condition: Fair	Assessed Value
Lanai Sq. Ft.: 150	Frontage:	Building: \$1,058,900
Sq. Ft. Other: 0	Tax/Year: \$441/2024	Land: \$108,000
Total Sq. Ft. 1,535	Neighborhood: Kakaako	Total: \$1,166,900
Maint./Assoc. \$1,946 / \$0	Flood Zone : Zone AE - Tool	Stories / CPR: 21+ / No
Parking: Assigned, Covered - 2, Garage, Guest, Secured Entry	Frontage:	
Zoning : Kak - Kakaako Community Development Project	View: City, Ocean, Sunset	

Public Remarks: Discover one of Honolulu's most coveted condominium destinations at Nauru Tower. This residence sits along the front-row of Ala Moana Boulevard, where unobstructed views of Ala Moana Beach Park and the Pacific Ocean can be seen from the main living area and lanai spaces. Inside, a spacious and well-designed 2 bedroom, 2 bath floor plan places the bedrooms on the cool side of the building, where they enjoy tranquil Ko'olau Mountain and Honolulu city views. Alongside the gourmet kitchen sits a dedicated dining area, or a perfect place to create a den/home office. Nauru Tower is ideally positioned, just one block from Ala Moana Center, and directly across from Ala Moana Beach Park, putting beaches, dining, shopping, and entertainment at your convenience. Well-established building features resort-style amenities including a tennis court, large pool and hot tub, multiple gathering places, landscaped grounds and more. Unit includes two parking stalls, plus ample guest parking on-site. Photos #14 and #15 are zoomed-in photos. **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 2601	\$1,200,000	2 & 2/0	1,385 \$866	135,472 \$9	150	46%	26	138

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1330 Ala Moana Boulevard 2601	\$441 \$1,946 \$0	\$108,000	\$1,058,900	\$1,166,900	103%	1990 & NA

[1330 Ala Moana Boulevard 2601](#) - MLS#: [202326639](#) - Discover one of Honolulu's most coveted condominium destinations at Nauru Tower. This residence sits along the front-row of Ala Moana Boulevard, where unobstructed views of Ala Moana Beach Park and the Pacific Ocean can be seen from the main living area and lanai spaces. Inside, a spacious and well-designed 2 bedroom, 2 bath floor plan places the bedrooms on the cool side of the building, where they enjoy tranquil Ko'olau Mountain and Honolulu city views. Alongside the gourmet kitchen sits a dedicated dining area, or a perfect place to create a den/home office. Nauru Tower is ideally positioned, just one block from Ala Moana Center, and directly across from Ala Moana Beach Park, putting beaches, dining, shopping, and entertainment at your convenience. Well-established building features resort-style amenities including a tennis court, large pool and hot tub, multiple gathering places, landscaped grounds and more. Unit includes two parking stalls, plus ample guest parking on-site. Photos #14 and #15 are zoomed-in photos. **Region:** Metro **Neighborhood:** Kakaako **Condition:** Fair **Parking:** Assigned, Covered - 2, Garage, Guest, Secured Entry **Total Parking:** 2 **View:** City, Ocean, Sunset **Frontage:** 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