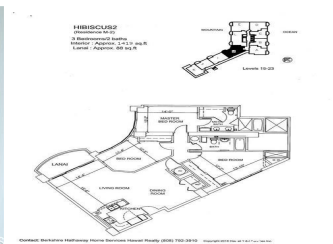


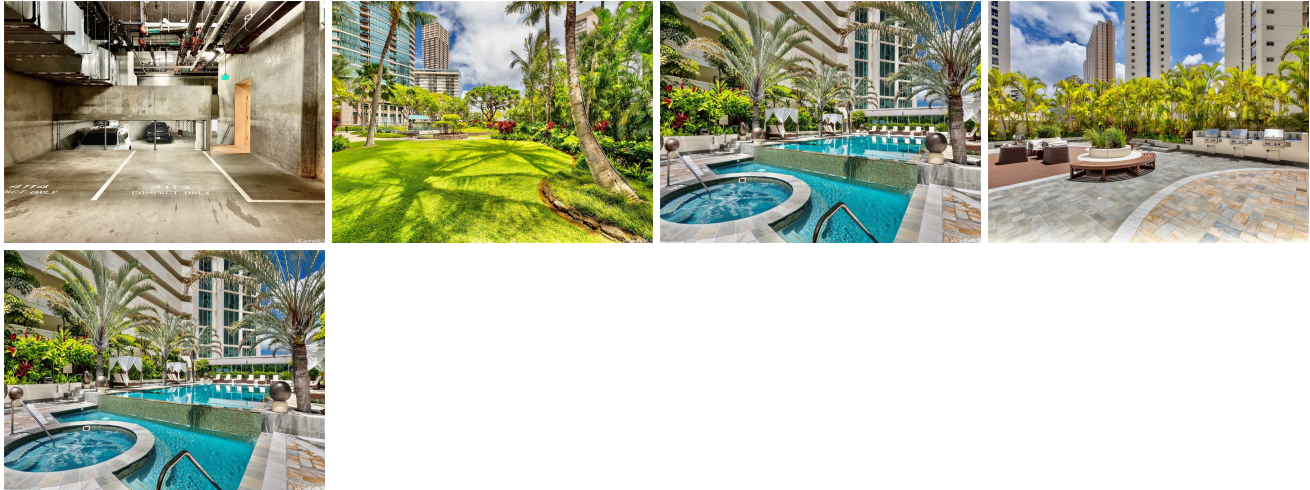
Allure Waikiki 1837 Kalakaua Avenue Unit 2308, Honolulu 96815 * Allure Waikiki *

\$1,220,000 * Originally \$1,260,000

Beds: 3	MLS#: <u>202406639</u>, FS	Year Built: 2009
Bath: 2/0	Status: Active	Remodeled:
Living Sq. Ft.: 1,419	List Date & DOM: 03-21-2024 & 53	Total Parking: 2
Land Sq. Ft.: 0	Condition: Excellent, Above Average	Assessed Value
Lanai Sq. Ft.: 88	Frontage: Other	Building: \$1,172,400
Sq. Ft. Other: 0	Tax/Year: \$496/2024	Land: \$43,100
Total Sq. Ft. 1,507	Neighborhood: Waikiki	Total: \$1,215,500
Maint./Assoc. \$1,519 / \$0	Flood Zone : Zone AO - Tool	Stories / CPR: 21+ / No
Parking: Covered - 2	Frontage: Other	
Zoning : X6 - Resort Mixed Use Precinct	View: City, Golf Course, Mountain	

Public Remarks: Incredibly attractive offer for a rare three-bedroom unit priced at \$1,260,000 in a luxurious resort-style building constructed in 2009! Situated on the outskirts of Waikiki with the convention center and Ala Moana in close proximity. Within walking distance to renowned beaches, shopping centers, boutiques, restaurants, and bus stops. This elevated three-bedroom, two-bathroom residence boasts two covered secure parking spaces conveniently located near the elevator, an in-unit washer and dryer, a spacious lanai/balcony, a fully equipped kitchen and living area, floor-to-ceiling windows, a primary en-suite bathroom with a separate soaking tub and standing shower, and ample closet space. A new water heater has been recently installed in the unit. The prestigious Allure Waikiki is impeccably managed, offering a luxury living experience with welcoming residents and staff, a grand lobby, and top-notch amenities. Resort-style facilities include an infinity pool deck with cabanas, a jacuzzi, a fitness center, BBQ areas, a dog park, a party room, and beautifully landscaped gardens. The building boasts excellent 24-hour security. **Sale Conditions:** None **Schools:** , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)





Address	Price	Bd & Bth	Living / Avg.	Land Avg.	Lanai	Occ.	FL	DOM
1837 Kalakaua Avenue 2308	\$1,220,000	3 & 2/0	1,419 \$860	0 \$inf	88	9%	23	53

Address	Tax Maint. Ass.	Assessed Land	Assessed Building	Assessed Total	Ratio	Year & Remodeled
1837 Kalakaua Avenue 2308	\$496 \$1,519 \$0	\$43,100	\$1,172,400	\$1,215,500	100%	2009 & NA

[1837 Kalakaua Avenue 2308](#) - MLS#: [202406639](#) - Original price was \$1,260,000 - Incredibly attractive offer for a rare three-bedroom unit priced at \$1,260,000 in a luxurious resort-style building constructed in 2009! Situated on the outskirts of Waikiki with the convention center and Ala Moana in close proximity. Within walking distance to renowned beaches, shopping centers, boutiques, restaurants, and bus stops. This elevated three-bedroom, two-bathroom residence boasts two covered secure parking spaces conveniently located near the elevator, an in-unit washer and dryer, a spacious lanai/balcony, a fully equipped kitchen and living area, floor-to-ceiling windows, a primary en-suite bathroom with a separate soaking tub and standing shower, and ample closet space. A new water heater has been recently installed in the unit. The prestigious Allure Waikiki is impeccably managed, offering a luxury living experience with welcoming residents and staff, a grand lobby, and top-notch amenities. Resort-style facilities include an infinity pool deck with cabanas, a jacuzzi, a fitness center, BBQ areas, a dog park, a party room, and beautifully landscaped gardens. The building boasts excellent 24-hour security.

Region: Metro **Neighborhood:** Waikiki **Condition:** Excellent, Above Average **Parking:** Covered - 2 **Total Parking:** 2
View: City, Golf Course, Mountain **Frontage:** Other **Pool:** **Zoning:** X6 - Resort Mixed Use Precinct **Sale Conditions:** None
Schools: , , * [Request Showing](#), [Photos](#), [History](#), [Maps](#), [Deed](#), [Watch List](#), [Tax Info](#)

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