

THE RITZ-CARLTON RESIDENCES, WAIKIKI BEACH

2139 KUHIO AVENUE, #34TH FLOOR
HONOLULU, HI 96815



**COLDWELL
BANKER
REALTY**



Ritz-Carlton Example Unit Photo



Ritz-Carlton Example Unit Photo



Ritz-Carlton Example Unit Photo

FEATURES



13 Bedrooms



15 Bathrooms

TMK: 1-2-6-018-043-****
MLS: 202510908

Year Built: 2018

Amenities: BBQ, Concierge,
Doorman, Exercise Room,
Heated Pool, Meeting Room,
Patio/Deck, Restaurant,
Security Guard, Whirlpool.

Includes: Cable TV, Hot Water,
Internet Service, Other Common
Expenses, Sewer, Water

\$13,650,000 FS

Owning the entire 34th floor at the Ritz-Carlton Residences Waikiki Beach, specifically in the Diamond Head Tower, represents a pinnacle of luxury retreat to Hawaii. With sweeping views of the Pacific Ocean, Diamond Head Crater, and the Waikiki Skyline, the residence is perfectly positioned to offer both sunrise and sunset vistas. This full-floor residence offers unmatched privacy and exclusivity, consisting of 7 separate units of 1,2, & 3 bedrooms. The layout is expansive, featuring multiple bedrooms, spacious living areas, and spa-inspired bathrooms. Many of these homes are available fully furnished, making it effortless to move in, generate income through the hotel pool, or begin hosting guests. Beyond the residence, ownership comes with access to Ritz-Carlton's signature five-star service. This includes in-residence dining, daily housekeeping, concierge services, valet parking, and access to world-class amenities like infinity pools, a fitness center, a full-service spa, and top-tier dining. The Diamond Head Tower's location within Waikiki is unmatched, putting you steps away from high-end shopping, world-famous beaches, cultural landmarks, and vibrant nightlife.

CO-LISTING AGENTS



JORDAN T. KAM | RA

RS-66171

808.351.0876
jordan@hawaiihomes.com
@agent_jtkam



ANDREW LEITHEISER | R

RB-22557

808.781.5378
andrew.leitheiser@cbpacific.com
@andrew.leitheiser



NAOKO OKADA | RA

RS-74433

808.388.1073
naokoo@cbpacific.com
@naokookadahawaii

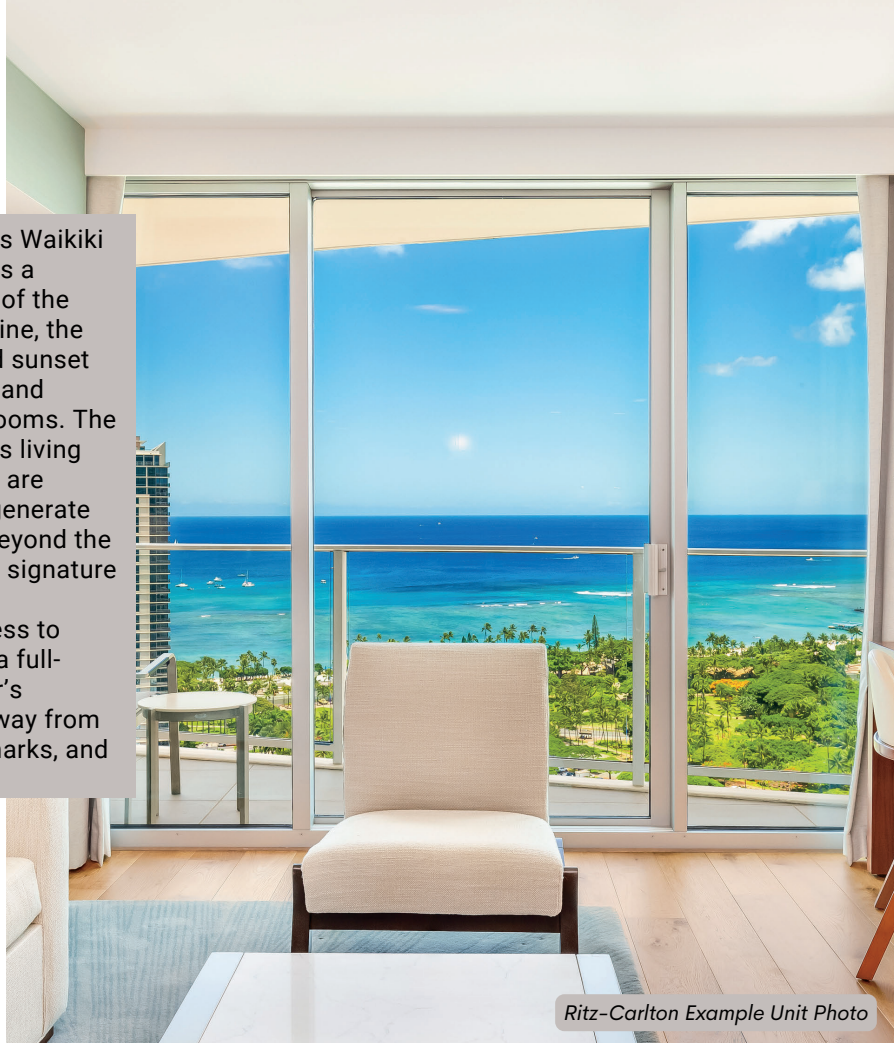


VISIT US

www.hawaiihomes.io

COLDWELL BANKER REALTY

1585 Kapiolani Blvd., Suite 1010
Honolulu, HI 96814



Ritz-Carlton Example Unit Photo



Ritz-Carlton Example Unit Photo



Ritz-Carlton Example Unit Photo

Unit	Monthly Rent	Unit Type	Parking Info	Property Tax /year	Maint Fee/mo	Insurance/year	Mgmt Fee/mo
D3401	\$ 4,900	2 bed, 2 bath	\$380/month	\$ 12,692.50	\$ 2,576.63	\$ 4,524.00	\$ 392
D3402	\$ 4,350	1 bed, 2 bath	\$475/month	\$ 8,580.52	\$ 2,164.69	\$ 3,985.00	\$ 348
3403	\$ 4,000	1 bed, 1 bath	No parking info available	\$ 5,813.00	\$ 1,919.05	\$ 3,099.00	\$ 320
D3405	\$ 6,850	3 bed, 3 bath	Not included (\$475/month paid separately)	\$ 25,532.32	\$ 3,451.72	\$ 7,884.00	\$ 548
D3406	\$ 5,600	2 bed, 2 bath	\$475/month	\$ 12,800.80	\$ 2,586.88	\$ 5,081.00	\$ 448
D3407	\$ 7,750	3 bed, 3 bath	Not included	\$ 31,765.84	\$ 4,096.52	\$ 7,979.00	\$ 620
3408		1 bed, 2 bath	No parking info available	\$ 5,960.00	\$ 1,951.44	\$ 3,232.00	\$ -
TOTAL	\$ 33,450			\$ 103,145	\$ 18,747	\$ 35,784	\$ 2,676
			ANNUAL EXPENSE	\$ 103,144.98	\$ 18,746.93	\$ 35,784.00	\$ 32,112
TOTAL ANNUAL INCOME	\$ 401,400						
TOTAL ANNUAL EXPENSE	\$ 189,788						
TOTAL NET ANNUAL INCOME	\$ 211,612						

GRAND LEVELS | FLOOR 34

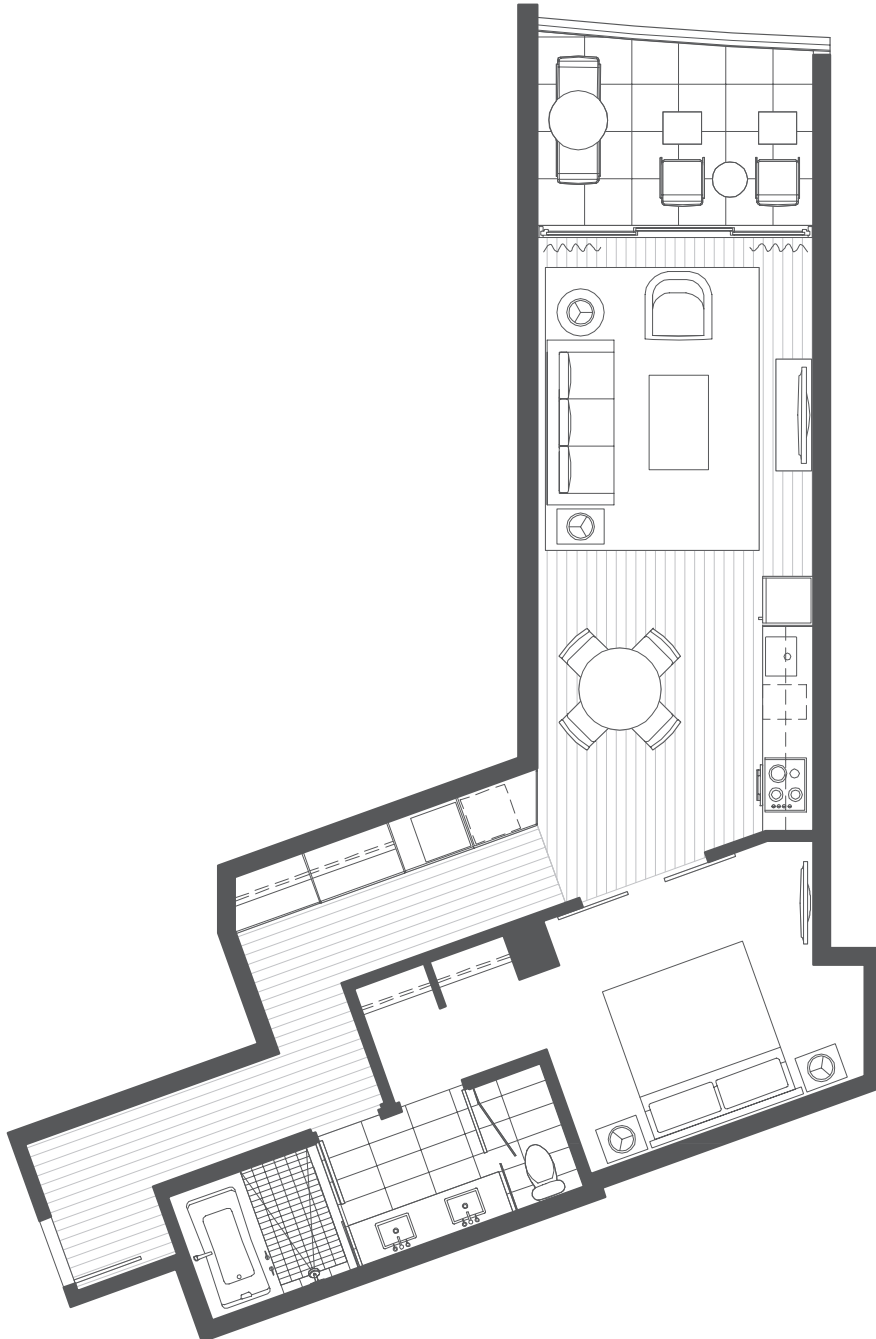




THE RITZ-CARLTON RESIDENCES®
WAIKIKI BEACH

ONE BEDROOM

APPROX. 735 - 775 SQ. FT. | 68 - 72 M²



ONE BEDROOMS 08 07 06 05 03 02 01

DRAFT PLAN

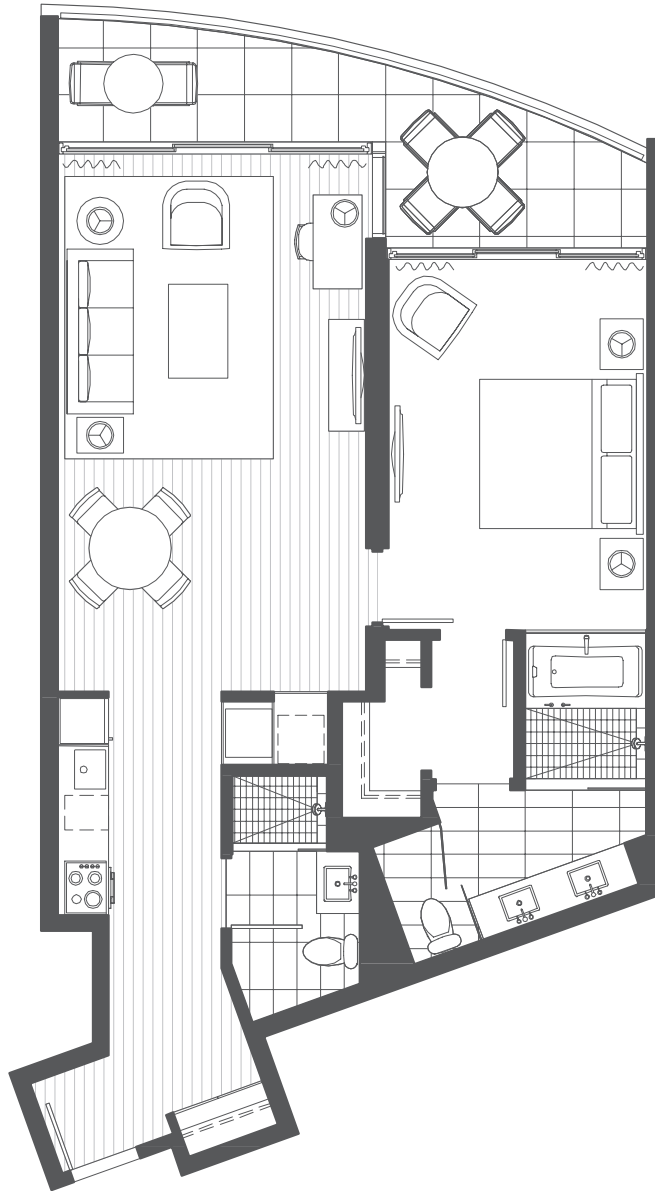
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THE RITZ-CARLTON RESIDENCES®
WAIKIKI BEACH

SUPERIOR ONE BEDROOM

APPROX. 815 - 890 SQ. FT. | 76 - 83 M²



SUPERIOR ONE BEDROOMS 08 07 06 05 03 02 01

DRAFT PLAN

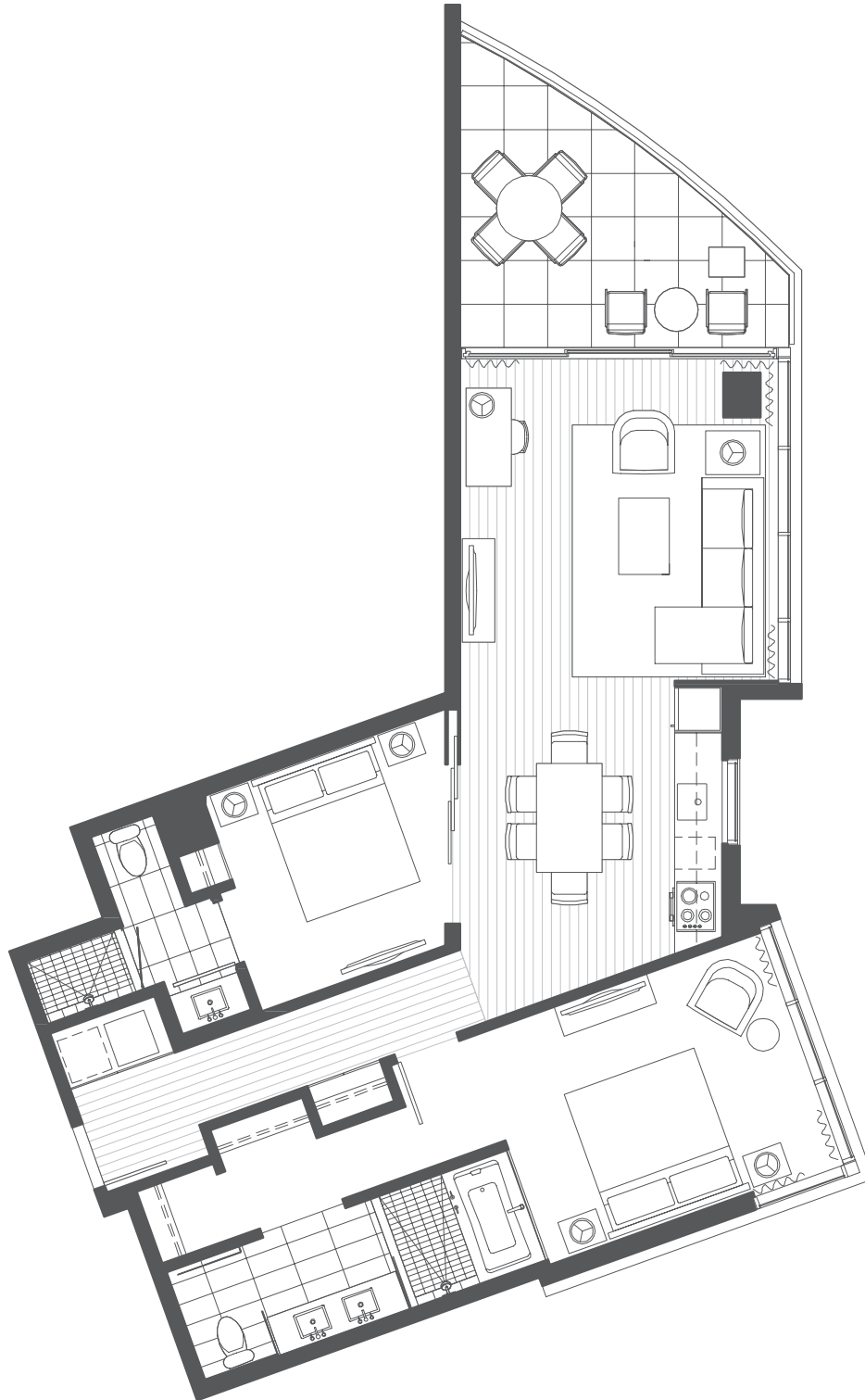
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THE RITZ-CARLTON RESIDENCES®
WAIKIKI BEACH

TWO BEDROOM

APPROX. 1,015 - 1,150 SQ. FT. | 94 - 107 M²



TWO BEDROOMS 08 07 06 05 03 02 01

DRAFT PLAN

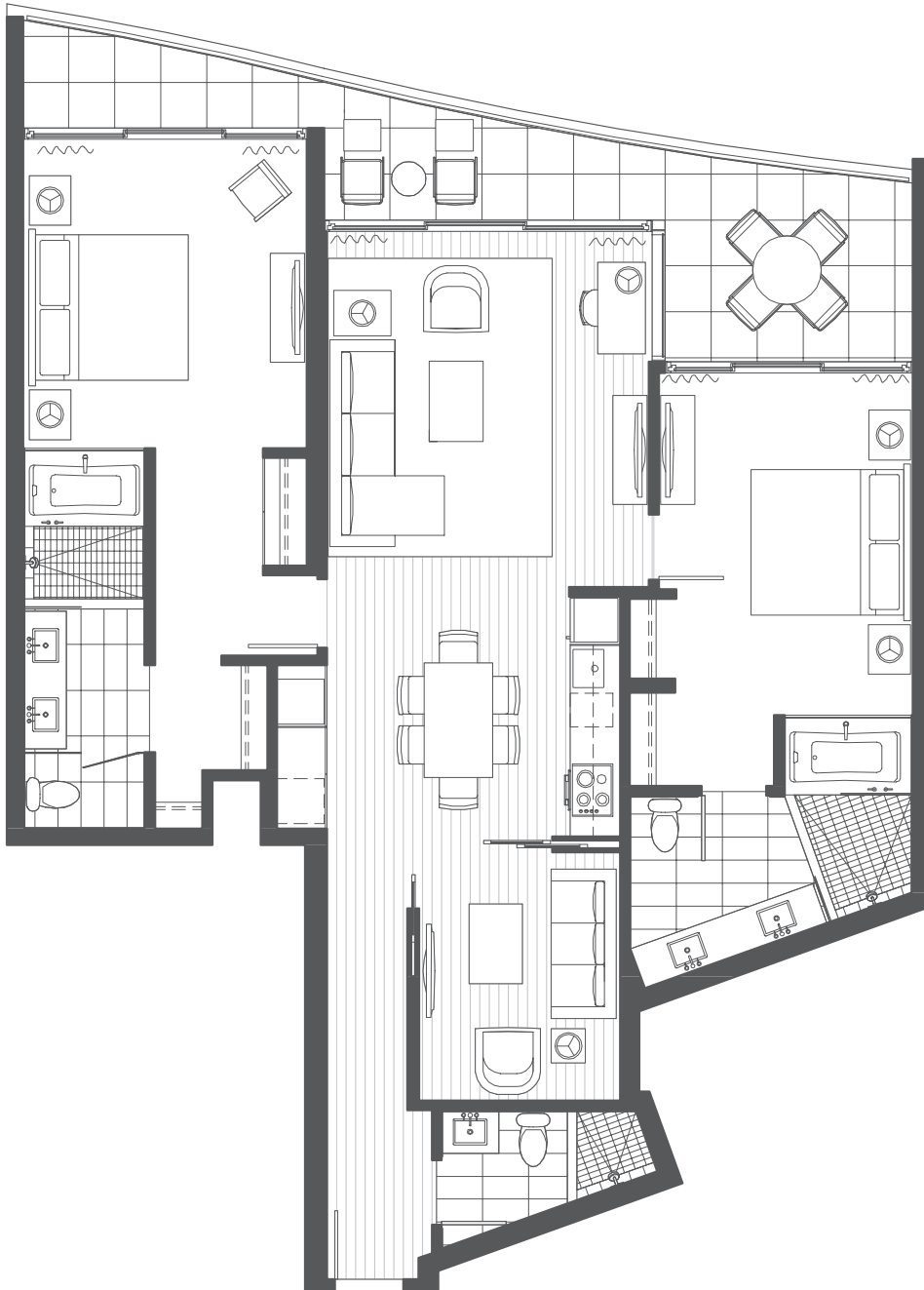
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THE RITZ-CARLTON RESIDENCES®
WAIKIKI BEACH

TWO BEDROOM + DEN

APPROX. 1,275 - 1,350 SQ. FT. | 118 - 125 M²



TWO BEDROOM + DENS 08 07 06 05 03 02 01

DRAFT PLAN

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