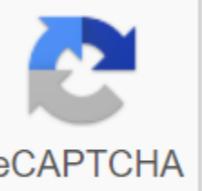


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ALA MOANA, DIAMOND HEAD, DOWNTOWN, HOLIDAY MART, KAKAAKO, KALIHI, KAPAHULU, KAPI / KINAI / WARD, KAPIOLANI, MAKIKI, MANOA, MCCULLY, MOILIILI, NUUANU, PAUOA VALLEY, PAWAA, PUNAHOU, PUNCHBOWL, UNIVERSITY, WAIKIKI, WOODLAWNPage 2Thank you for using The Hawaii State Condo Guide. Marty Sanders (RA) and HalbergCS have developed this product to help real estate professionals and consumers find, analyze and compare condominium and co-op properties in Hawaii. Properties are listed in alphabetical order TMK (Tax Card Key) Areas and include in the Oahu (city and county honolulu) section. Below are some of the areas we cover: Metro Honolulu, Salt Lake City, Kalihi, Kam Heights, Nuuanu, Downtown, Kakaako, Pacific Heights, Punchbowl, Diamond Head, Hawaii Kai, Aina Haina, Nyagulu Valley, Nakahulu, Kaimuki, Kahala, Lanikai, Kailua, Kaneohe, Kaawa, Hauula, Laye, Kahuku, North Shore, Haleiwa, Waimea, Central, Wahiawa, Leeward, Vayanae, Miley, Namaiki, Makaha, Ayea, Pearl City, Eva, Eva Beach, Capolet, Macaquito, Waipah, Konodu, Royal Kondya. Waikiki villas are a market in themselves. With probably the highest non-owner occupancy rate in all of Hawaii, villas in Waikiki trade as a commodity where you can still get everything from renting a one-room studio with modest ocean views, for just \$100,000, to a multi-million dollar penthouse with breathtaking views of the blue skyline. The Place of Joy offers stunning views of the ocean and mountains, as well as 1.5 miles of white sandy beaches. Resort plans include a mix of single-family homes, townhouses and villas, reflecting the architectural style of early Hawaiian life, secured in a gated area and skirted waterfalls and ponds where black swans play. Recommended amenities include an 18-hole golf course designed by Ted Robinson and an award-winning golf store, the JW Marriott Ihilani Resort and Spa in Ko Olina. Ko Olina Beach Villas Club, Ko Olina Beach Villas Resort, The Olina Wedding Chapel and the 43-acre Ko Olina Marina. Plans for the first mixed-use Disney Resort outside its theme park even broke ground in the fall of 2008. ALOHA and e komo mai (welcome). The Hawaii Condo Guide - whether buying or selling, I'll guide you through Hawaii real estate transactions with experience that results in closing time. What I offer to buyers: No mandatory registration. You can search for available properties in complete privacy and anonymity, contact me when you want to take the next step. Using my online Condo Guide you can explore all Of Hawaii villas to find properties that best fit your lifestyle: location, size, floor plans and amenities. Looking for a new home or investment property? Use our custom Google Maps to view neighborhoods for schools, playgrounds, parks and facilities. Then contact me and my partners to help you a property that is right for you. Dream of Hawaii Hawaii At home? Let me show you properties that can pay for themselves while they pay for your vacation in paradise! Ask me about Beachfront homes or Waikiki villas that fit your lifestyle and finances. Own Hawaii Vacation Home in IRA / 401K! With a simple plan, you can turn your dreams into your own lifestyle by owning an IRA holiday home. Let our consultants show you how you can own, rent, and vacation in your own Hawaii holiday home... Held in your traditional or Roth IRA now online, you can easily access and use condo information from anywhere you have an internet connection, for all your business needs. Benefits of Redrawing Plans are easier to read Current Photos for most projects Extended data sheets, floor plans and plot plans where easy to print, email and share information, or include it in their own Condo Guide presentations with MLS Choices across the Condo Guide Online Real Estate List for Sale at Kauai and Big Island View Listings on Kauai and Big Island Condo Guide with TMK - Public Records Search For Public Records. A quick and easy Set up Contact Sale (808) 748-8754 sales@hiinfo.com If you're just starting to explore the Honolulu condo scene you'll soon realize there are plenty of options to choose from. Within minutes of the south coast of Oahu you will find everything from ultra-luxury high-rise buildings featuring all the amenities under the sun to the small affordable housing projects dedicated to locals currently living in the state. We see many more people who want to live in the Oahu's urban core to avoid traffic, but also enjoy the accessibility to walking and proximity to everything That Honolulu has to offer. Below are a mix of condo projects that are either launching sales very soon or have started selling recently. Prices and affordability will vary, and the combination of villas will be located in Kakaako or Midtown Ala Moana, two of Honolulu's most dynamic and changing neighborhoods. All these projects are located at two or three years after completion. For you to understand the terms of construction sales for these projects, each developer must hit a certain threshold of units sold to start construction. Typically, this magic number is 70% of the building sold. Projects that have a lot of affordable housing will hit that 70% mark much faster, with luxury projects it could take almost a year. Projects currently selling or starting sales in the 2019 Sky Ala Moana is a new project in the Midtown Ala Moana neighborhood a short walk from the future Ala Moana train station. The sky will feature two towers with one fully residential and the other a condo hotel. Click here to learn more about this exciting project. Sales begin in spring 2019. Status: Sales for market units. Affordable housing sales TBD. The condo hotel is not available. Pros: This project is like The projects on the list is in the heart of Honolulu and the availability for walking in this area is great. If you are the type who likes to entertain there will be many amenities to choose from. Our thoughts: Density in this part of the area will certainly affect opinions. On all sides of this project there is a neighboring building, except the mountain side of the building. I wouldn't consider this project a kind of building, but I love the location so close to the future train station and the Ala Moana Shopping Center. Completion Date: 2022/2023 Prices: \$550,000 - \$1,000,000 Availability: 1 bedroom 2 bedroom Affordable Housing: Yes, sales start soon! Iliani is a new multi-replacement condo project featuring 328 units in total. 165 of these units will be reserved for buyers of affordable housing and 163 for buyers at market prices. This project will be located within walking distance of keauhou Lane and the future Civic Railway Station. Pros: Plenty of affordable housing to choose from in a large area. Walk to Keauhou Lane, where there are plenty of great restaurants and bars along with the Down to Earth grocery store. Market units should be reasonably priced as well. Maintenance fees are expected to fall. Our thoughts: Lack of amenities can be a good or bad thing depending on your feelings for convenience. I would not characterize Iliani as a kind of building as a location would suggest that opinions could be blocked by future development. The location is really great just across the street from the future Civic Railway Station and Keauhou Lane. Completion Date: 2022 Prices: TBD Availability: 1 bedroom 2 bedroom Affordable Housing: Yes, sales start soon! 'A'ali'i began selling market units at the end of 2017 with a strong push towards spring 2018. They have now sold 80% of the building with reserved housing sale completely sold out. Three full model units were recently opened with a studio, one and two bedroom floor plans available to see. Pros: This project originally offered units with prices never before seen in Ward Village. The location is great, next to Whole Foods Market and Victoria Ward Park. 'A'ali'i has a ton of amenities, including a PH fitness center and lounges. Our thoughts: 'A'ali'i has a 751, making it one of the densest villas in Honolulu. Floor plans are on the smaller side, but if you're just looking for a cozy place to call home in the heart of Honolulu 'A'ali'i can be a great option for you. Completion date: 2021 Prices: \$650,000 - \$1,400,000 Availability: Project 80% sold out. Studio, one- and two-bedroom units are available. Affordable housing: No, sorry everyone sold out! Howard Hughes' 6th Cocula Tower in Ward Village. Sales for this new luxury project continue with a healthy stock supply available. Ko'ula will be the first project built next to Victoria Ward Park providing an amazing park and city view for floors of residences. For more information Ko'ula click here. Pros: The world-renowned architect and designer behind Ko'ula. Jeanie Gange of Chicago, recently voted in TIME magazine as one of the 100 most influential people in the world, is an architect and Yabu Pushelberg is a designer who has made many Four Seasons hotels around the world. Our thoughts: Ko'ula is a luxury project, and if it's anything like Anaha, Howard Hughes's last second series of luxury project, buyers will love it. The maintenance fee is \$1.11 per square foot, which is really great for the project with this many amenities. Completion date: 2022 Prices: \$800,000 - \$2,400,000 Availability: Project by approximately 60% sold out. Something in every floor plan is available ranging from different floor heights. Affordable housing: No, reserved housing was not available in this building. Azure Ala Moana will be built on the corner of Keamoku Street and Macaloa Street in the Midtown Ala Moana area. The project will consist of affordable leases and market units. 330 units in the building. Pros: The project is located just around the corner from Central Ala Moana and Sky Ala Moana in a slightly less dense area, making this building a better building in terms of city views. Located very close to the future Ala Moana railway station and Ala Moana shopping centre. Our thoughts: If you are looking in the Midtown area of Ala Moana this is my choice. Plans floors are spacious and well thought out. Completion date: 2022 Prices: \$700,000 to \$2,200,000 Availability: Project over 70% sold with one- and three-bedroom floor plans to choose from. Affordable housing: No, the developer will have an affordable lease instead. Looking for affordable housing or reserved housing? If you are the affordable housing market or reserved unit market, then you are in luck! There are two projects coming up that will have affordable housing available. Illani and Sky Ala Moana will have quite a large offer of affordable housing. Not sure if you are eligible for affordable housing? Take a look at our guide to affordable housing. Projects completed in 2018, Ae'o opened its doors to new owners at the end of 2018. The project is completely sold out from the developer with resale currently available. 'A'ali'i is a similar project located near Ae'o, which currently has access to inventory and began construction late 2018. To learn more about Ae'o and see the current resale listings click here. The first Project of Kapiolani Residence Sam Koo in Hawaii was a huge success. The building was sold out in just a few months. Prices were very reasonable and buyers responded well. The project had quite large floor plans with several amenities to keep the maintenance charge low. Central to Ala Moana is Sam Koo's second tower here in Honolulu and sales began in late 2018 with a mix of market and affordable housing. Market units sold out very quickly with a handful of affordable housing Units are available. Available, here for resale at The Capiolani Residence. Luxury Condo projects there are some really great luxury condo projects on the market right now that have been built in the last two or three years. All of these projects have some of the best views in the city combined with top line amenities and world-class service. Price points in almost each of these buildings range from \$1M and quickly climb from there. Take a look at some of the buildings we recommend below. Ala Moana Lane Parks is one of the most unique projects on that list. Instead of shooting into the sky like a conventional condo tower, a developer in Park Lane had to work with a relatively low shell building. So they took a regular condo tower and turned it to their side to create a beautiful low-rise project with amenities that are scattered throughout the grounds. Park Lane has one-, two- and three-bedroom residences with some four-bedroom penthouses. Dimensions range from 842 SF for single-use units to more than 4000 SF for some penthouse units. In 2018, two Grand Penthouse units in Park Lane sold for \$22M and \$23.5M for both Japanese buyers. Status: The project is almost sold out with resale available. Pros: The facilities and service at Park Lane are among the most luxurious in Honolulu. Want to make a beach day with family or friends? The staff at Park Lane will wear beach chairs and umbrellas for you and your family, so all you have to do is show up in your swimsuit, now it's service! Our thoughts: Park Lane is the essence of the island's luxury of living. Completion date: Completed in 2017 Prices: \$1,800,000-\$23,000,000 Availability: 1 Bedroom 2 Bedrooms 3 Bedroom 4 Bedroom Waiea is the pinnacle of luxury in the Kakaaco area with unobstructed ocean views. This project is more like a resort with very few residents occupying their unit full time. Expect very high-end finishes and home appliances. Pros: You often find yourself together on a convenience deck or fitness room as not many residents live in a full-time building. If you are looking for privacy in Paradise Waiea will be perfect for you. Our thoughts: Finishing in the project of the highest level and the staff are amazing. You're right above the Nobu restaurant and bar, so a world-class dinner is just steps away. The Whole Foods market is a block away or a two- or three-minute walk away. Completion date: 2016 Prices: \$2,000,000 - \$32,000,000 Availability: 1 Bedroom 2 Bedrooms 3 Bedroom 4 Bedroom Anah in Howard Hughes' second condo tower in Ward Village and is one of my favorite projects to show in Kakaako. The lobby has a large living wall that really enlivens the space. The amenities deck is one of the largest in Kakaaco and features a beach volleyball court, tennis court, playground, put green and more. If you are looking in Kakaaco and want you must resolutely consider Anaha. Pros: Plenty of amenities available, some of the best in Kakaaco. Teh Teh Very friendly and always ready to do what it takes so you feel at home. The floor plans are all relatively large, the views are great, across the street from Whole Foods Market. Our thoughts: If we had a staff favorite building in Honolulu, it would be them. The large living wall in the lobby makes it one of my favorite buildings to show customers an inch completion date: Completed in 2017 Prices: \$800,000 - \$18,000,000 Availability: Studio 1 Bedroom 2 Bedrooms 3 Bedrooms 4 Bedroom cole Howard Hughes' 6th Tower in Ward Village. Sales for this new luxury project continue with a healthy stock supply available. Ko'ula will be the first project built next to Victoria Ward Park providing an amazing park and city view for floors of residences. For more information about Ko'ula click here. Pros: The world-renowned architect and designer behind Ko'ula. Jeanie Gange of Chicago, recently voted in TIME magazine as one of the 100 most influential people in the world, is an architect and Yabu Pushelberg is a designer who has made many Four Seasons hotels around the world. Our thoughts: Ko'ula is a luxury project, and if it's anything like Anaha, Howard Hughes's last second series of luxury project, buyers will love it. The maintenance fee is \$1.11 per square foot, which is really great for the project with this many amenities. Completion date: 2022 Prices: \$800,000 - \$2,400,000 Availability: Project by approximately 65% sold out. Something in every floor plan is available ranging from different floor heights. Need help navigating all these new Condos? Let our team here Kakaako.com help you determine which project is perfect for you. Whether it's a luxury condo or an affordable housing condo, our experts have got you covered. We have represented buyers in almost every new condo project over the past five years and have held hundreds of private screenings. Tell us what you are looking for and we will show you the perfect condo. Condo.

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