



Allure Waikiki
1837 Kalākaua Avenue

THERE IS SOMETHING ABOUT ITS CLASSIC BEAUTY. UNASSUMING, YET STYLISH. ALLURE MANAGES TO MAINTAIN A COMFORTABLE HAWAIIANA FEEL WITH UPSCALE URBAN LUXURY. ONE-, TWO-, AND THREE-BEDROOM RESIDENCES RANGE FROM 833 TO 1,633 SQUARE FEET WITH EXQUISITE FEATURES THROUGHOUT. ENTERTAIN INSIDE YOUR OWN PRIVATE RETREAT. RELAX ON THE LANAI. PICNIC IN THE PARK. EXERCISE IN THE FITNESS CENTER. YOUR NEW HOME WILL PROVIDE YOU WITH THE ULTIMATE ISLAND LIFESTYLE.



ANNOUNCING ALLURE WAIKIKI

A WORLD OF CONTEMPORARY ELEGANCE

COMMUNITY FEATURES

- 30 floors of upscale residential living (6th through 35th)
- 5 floors of parking in the building (1st through 5th)
- Grand Lanai/Lobby – 18’ high ceilings. A sophisticated open-air lobby with modern tropical design with an indoor/outdoor feel
- Approximately 32,000 square feet of lush park and gardens on the ground floor featuring Hawaiian tropical plantings, ponds and fountain
- 24-hour private entry system
- Controlled access to all parking, garage, common areas and elevators
- Residential management services provided by an onsite professional general manager
- Approximately 9,000 square feet of proposed signature dining and retail adjacent to main building

RESIDENCES

- 13 custom floor plans to choose from
 - One bedroom, one and one-half baths
 - Two bedrooms, two baths
 - Two bedrooms, two and one-half baths
 - Three bedroom, two and one-half baths
 - Eight magnificent Penthouses
- Hardwood flooring in entry foyer, kitchen, living room and hallways
- Floor-to-ceiling, double-glazed insulated windows with expansive mountain, city and ocean views
- Pre-wired for state-of-the-art communications, including high-speed wireless internet and cable television
- Each residence power consumption and air conditioning is individually controlled
- Gracious lanai for outdoor entertaining
- Full size stackable washer/dryer

GOURMET KITCHENS

- Hardwood flooring
- Custom designed wood cabinetry
- Stone countertops
- All Viking appliances include:
 - Refrigerator
 - Cook top range
 - Oven
 - Dishwasher
 - Microwave oven
 - Re-circulating hood
- Stainless-steel under-mounted double sink with Kohler faucet

MASTER SUITES

- Spacious master suites
- Generous walk-in closets

BATHS

- Marble/tile flooring
- Custom designed cabinetry
- Spa-like tubs and showers
- Stone countertops
- Double vanity with porcelain under-mounted Kohler sinks
- Kohler fixtures and faucets in brushed nickel
- Recessed lighting

ADDITIONAL AMENITIES

- Approximately 19,500 square foot private recreation terrace on the 6th floor with:
 - Exclusive resort-style infinity edge pool, spa and deck areas
 - Fully-equipped state-of-the-art fitness center with views to the pool and garden
 - Club room with fully-appointed kitchen opens to beautifully landscaped recreation terrace
 - Hawaiian garden with open-air barbeques

Locations LLC
James S. More (R) CRS

Phone: (808) 732-5069

Fax: (808) 732-8500

www.MoreHawaii.com

Owned by FRC Waikiki, LLC. Prices, specifications and locations are subject to change without notice. Room dimensions and square footages are approximate. Locations and layouts may vary. Renderings, photographs, floor plans, amenities, upgrades, views and other information described are representational only and subject to change in seller's sole discretion. To enhance the property and living experience of residents, FRC Waikiki, LLC reserves the right to change features and amenities without notice. These materials shall not constitute an offer in any state where prior registration is required. Models used in this ad do not reflect any preferences.

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.

 **email:**
Jim@MoreHawaii.com