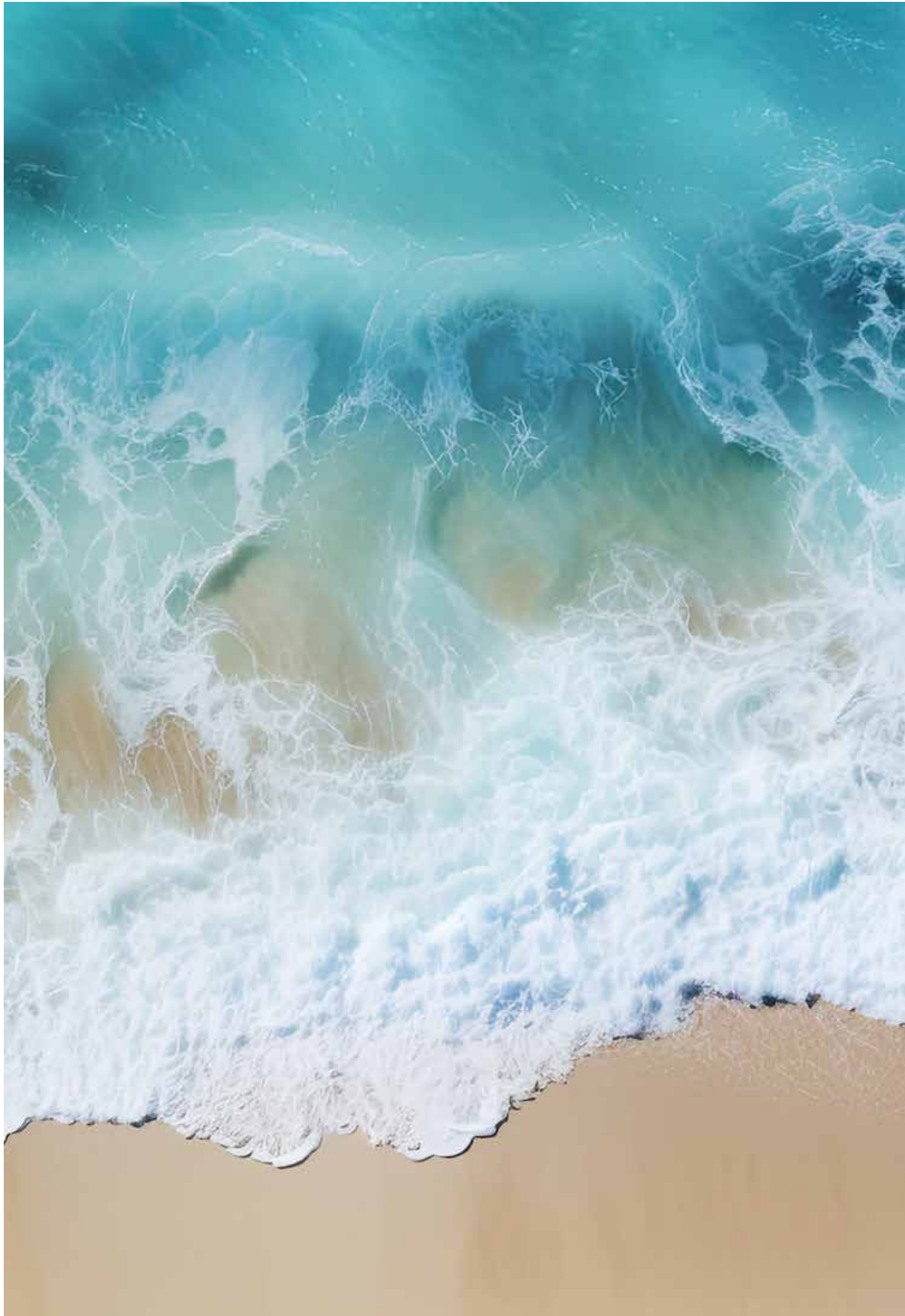


NIKKI BEACH
RESIDENCES
Antigua

BRANDED RESIDENCES & PRIVATE VILLAS

OWN YOUR
ANTIGUA LIFE.





CALLING ALL *NAUTICAL* *NOMADS* HOME.

The Residences at Nikki Beach Resort & Spa Antigua rise from the crystalline Caribbean waters as an expression of the art of being. Life here is lived unscripted, shaped by surprise, discovery, and the island’s natural rhythm. Antigua’s rich culture, flavours, and beauty blend seamlessly with the spirited ethos of Nikki Beach, creating a place defined not by ownership, but by belonging—where wanderlust finds its home and every resident becomes a Nautical Nomad, forever inspired by the horizon.



THE ADVENTURE BEGINS





ANTIGUA LIFE

The heart of Antigua lives in its people—open, joyful, and deeply connected to land and sea. Community is a way of life, where conversations linger, laughter comes easily, and traditions are shared through music, food, and story. From calypso and steel pan to craftsmanship and seamanship, heritage is carried with quiet pride and warmth.

Across the island, history is not preserved behind glass, but lived and honoured—from centuries-old sugar estates and stone windmills to historic harbours that once connected Antigua to the world. It is a place where legacy matters, time deepens meaning, and your story becomes part of the island's own.

WORLD-CLASS FISHING & YACHTING / UNESCO HERITAGE SITES / OUTDOOR-LIFE



BECOMING PART OF THE *ISLAND'S STORY.*

LIFE IN HARMONY WITH THE LAND

Antigua's beauty is timeless and boundless, from turquoise waters and pristine beaches to rolling hills and hidden trails. Gentle breezes, flowering trees, and unforgettable sunrises and sunsets shape a landscape that invites exploration and reflection. Life here moves in harmony with nature, where land and sea are cherished not only for their beauty, but for their power to sustain.

To call Antigua home is to become part of that balance. A deep commitment to sustainable living and conservation ensures the island's ecosystems endure for generations. Every walk along the shore, every path through the hills, and every moment in the ocean is a reminder that this is a place where nature thrives—and where life flourishes alongside it.





SHE'S COME HOME TO ANTIGUA



NIKKI BEACH & JOLLY BEACH REIMAGINED

Not as a spectacle, but as a natural evolution—where a globally recognised lifestyle brand meets an island long defined by elegance, rhythm, and ease. This moment marks a new chapter for Antigua, shaped by design, atmosphere, and a refined sense of place.

As part of the Ayre Group's redevelopment vision, Nikki Beach brings its unmistakable sensibility: social yet effortless, elevated yet relaxed. The Residences at Nikki Beach Resort & Spa Antigua extend this ethos into everyday living, supported by a curated collection of amenities, from elevated dining and stylish bars to a full-service spa and The Reef Kids Club and Teen Lounge.

Here, the cadence of Antigua and the pulse of Nikki Beach exist in quiet harmony, defining a life led less by itinerary and more by intention.

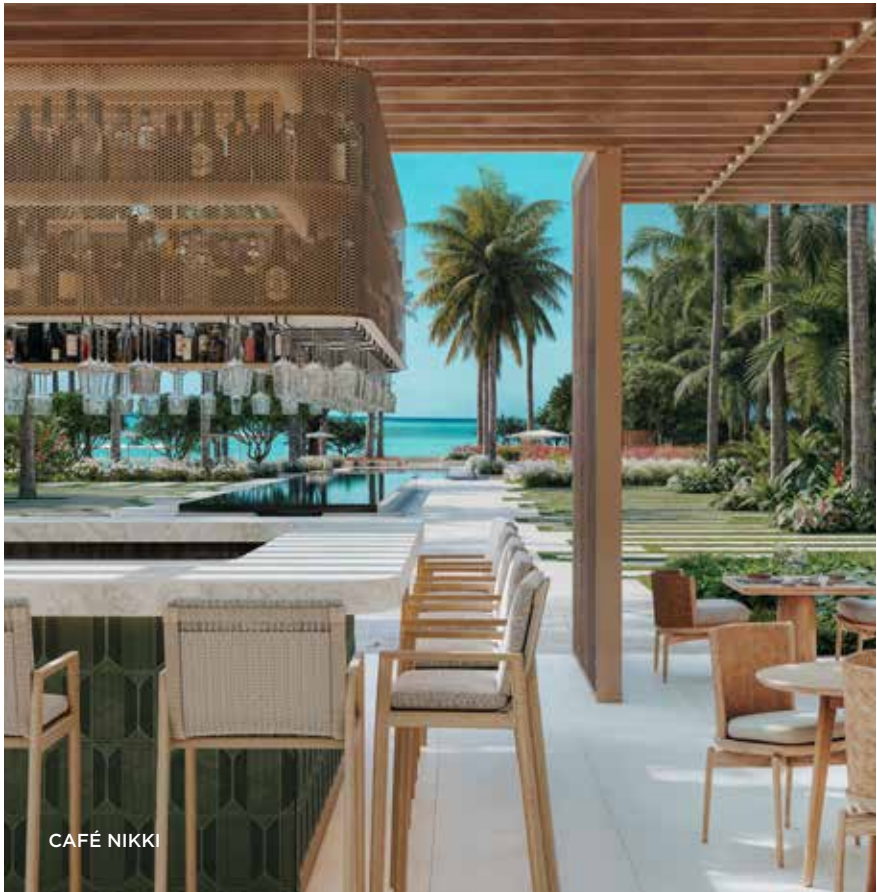


NIKKI BEACH ANTIGUA / 2-HEATED POOLS / WORLD-RENOWNED NIKKI SPA & FITNESS CENTRE / FINE & CASUAL DINING / THE REEF KIDS CLUB & TEEN LOUNGE

7 LUXURY BEACHFRONT VILLAS / 127 BRANDED RESIDENCES



NIKKI BEACH ANTIGUA ENTRANCE



NIKKI BEACH & ANTIGUA

Nikki Beach Resort & Spa Antigua pulses with the essence of pure Caribbean cool. Sun-drenched days flow effortlessly into sultry, star-lit nights, where the rhythm of the island blends seamlessly with the energy of the global Nikki Beach lifestyle.

Here, a vibrant mix of cultures gathers, drawn by the resort’s irresistible spirit and unmistakable style. It is a place where sophistication meets island soul, creating experiences that stay with you long after you’ve left—becoming part of your Antiguan life.

This rare union of Nikki Beach’s dynamic energy with Antigua’s laid-back charm, local culture, and coastal beauty creates a destination that feels both exclusive and welcoming: a harmonious haven for locals, residents, and travellers alike.

CULTURAL FUSION: A VIBRANT GATHERING PLACE WHERE LOCALS, RESIDENTS,
AND INTERNATIONAL TRAVELLERS NATURALLY MINGLE.



PRIVATE VILLAS
BRANDED RESIDENCES

ANTIGUA'S
WARM EMBRACE
WELCOMES YOU
HOME.



PRIVATE BEACHFRONT VILLA RESIDENCE



SEAMLESSLY BLENDING *INDOOR & OUTDOOR LIVING*

THE VILLAS AT NIKKI BEACH RESORT & SPA ANTIGUA

Meticulously designed by **ROAM Interior Design**, with architecture by **HKS**, to embody a sense of relaxed sophistication. Neutral colour palettes are accented by soft corals and ocean blues, while woven textures and handcrafted finishes add a touch of local charm. Generous windows and open layouts invite natural light and blur the boundaries between indoors and out, while details such as rope accents, artisan textiles, and gently worn metals lend authenticity to the ambience.





OPEN PLAN KITCHEN & LIVING AREAS



EXPANSIVE INDOOR-OUTDOOR SPACES

UNCOMPROMISING VIEWS

Expanding the allure of the villas, the outdoor spaces invite residents to immerse themselves in Antigua's natural beauty. Tropical gardens and winding paths encourage exploration, while slatted privacy walls cast an architectural play of light and shadow across verandahs and patios. Luxury loungers and considered furnishings elevate mornings and evenings alike.

Each villa features a private outdoor retreat, complete with an infinity-edge pool, luxurious whirlpool tub, outdoor kitchen, barbecue grill, and generous seating for ten—ideal for both relaxation and entertaining. Floor-to-ceiling doors dissolve the boundary between indoors and out, allowing life to unfold effortlessly within the island's idyllic atmosphere.

PRIVATE INFINITY POOL / PRIVACY WALLS & TROPICAL GARDENS / DINING DECK





GRACIOUS CEILING HEIGHTS & EXPANSIVE WINDOWS / ARCHITECTURAL LIGHTING / DESIGNER FURNITURE & DÉCOR / UPGRADED FIXTURES & APPLIANCES
DESIGNER-CRAFTED CABINETRY / NATURAL STONE SLAB COUNTERTOPS / SPA-INSPIRED BATHROOMS & FIXTURES / SPACIOUS OUTDOOR LIVING SPACES
OUTDOOR KITCHENS / WHIRLPOOL TUB & SUN DECK / UNOBSTRUCTED OCEAN VIEWS / SMART-HOME & SECURITY SYSTEMS

127 BRANDED RESIDENCES



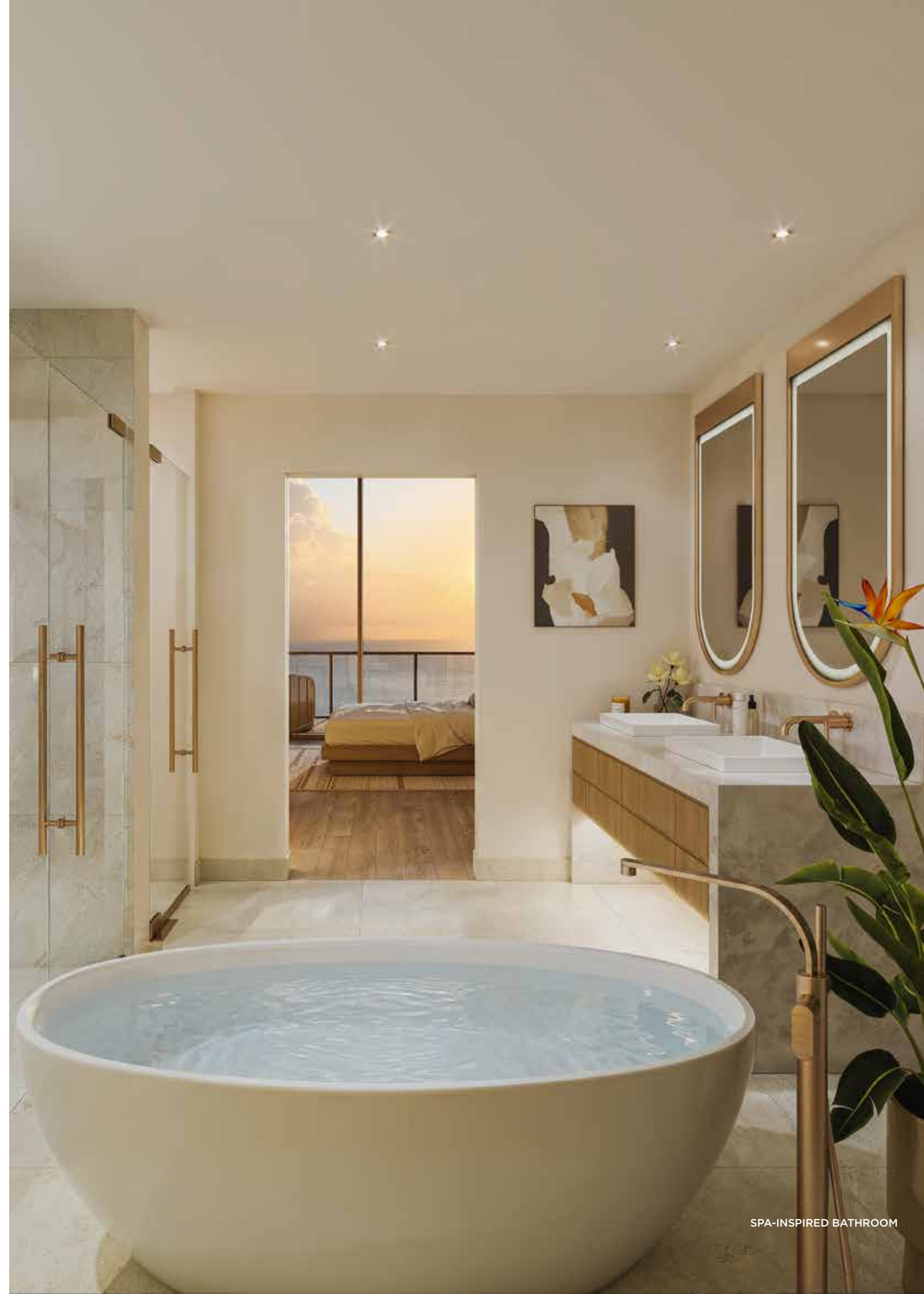
OCEAN, GARDEN & MARINA *VIEW* *RESIDENCES.*

THE RESIDENCES AT NIKKI BEACH RESORT & SPA ANTIGUA

Effortlessly blending elegance with a deep connection to the island, the design draws on textures, materials, and colours inspired by Antigua's rich cultural heritage. Light-filled interiors flow seamlessly into the outdoors, creating spaces that feel both expansive and intimately connected to their surroundings. Furnishings and décor strike the perfect balance between the island's laid-back Caribbean rhythm and the subtle, spirited energy of Nikki Beach, resulting in a refined yet relaxed atmosphere that feels distinctly Antiguan.



2-BEDROOM OCEAN-VIEW RESIDENCE



SPA-INSPIRED BATHROOM



3-BEDROOM RESIDENCE



3-BEDROOM RESIDENCE

GRACIOUS CEILING HEIGHTS & EXPANSIVE WINDOWS / ARCHITECTURAL LIGHTING / DESIGNER FURNITURE & DÉCOR
DESIGNER-CRAFTED CABINETRY / STONE SLAB COUNTERTOPS / SPA-INSPIRED BATHROOMS & FIXTURES
SPACIOUS OUTDOOR LIVING SPACES / SMART-HOME & SECURITY SYSTEMS



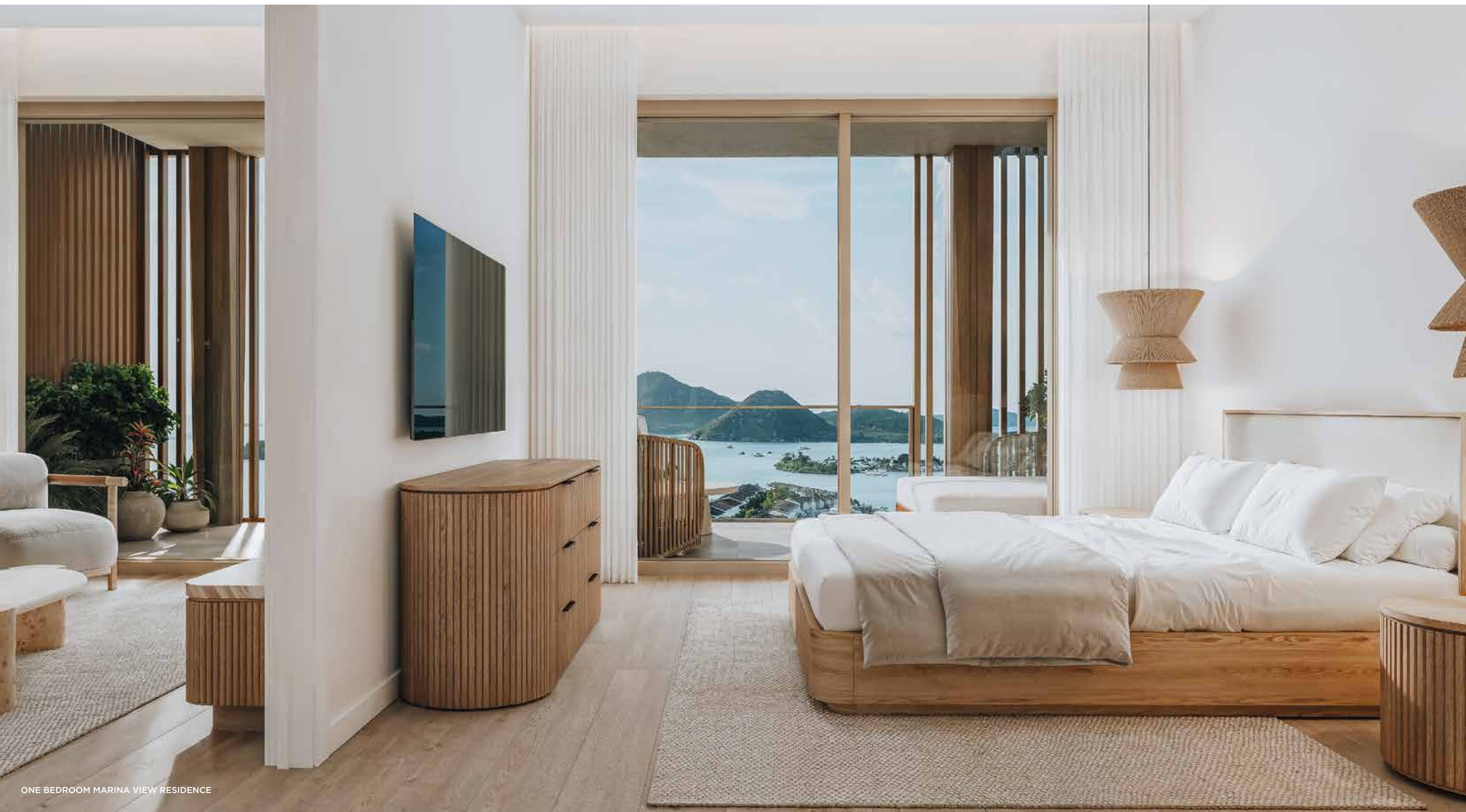
ONE BEDROOM MARINA VIEW RESIDENCE



ONE BEDROOM KITCHEN



THREE BEDROOM MARINA VIEW TERRACE



ONE BEDROOM MARINA VIEW RESIDENCE

NIKKI BEACH
EXPERIENCES

NIKKI BEACH ANTIGUA POOL





LIVE THE *NIKKI BEACH* *VIBE.*

Prepare for an unforgettable journey of the senses at Nikki Beach Resort & Spa Antigua’s vibrant restaurants and bars, where culinary artistry meets captivating entertainment. Indulge in exquisite dishes while live music and masterful mixology create a dynamic backdrop for evenings that linger long after the last sip.

As twilight settles over the horizon, the atmosphere evolves into a sophisticated fusion of island warmth and Nikki Beach glamour. Whether sharing intimate moments with friends or surrendering to nights filled with dancing and celebration, every experience pulses with irresistible energy.



ESCAPE BAR & RESTAURANT



NIKKI BEACH
*A CELEBRATION
OF LIFE
UNSCRIPTED.*





POOL BAR



RHYTHMS THAT FOLLOW THE SUN

At Nikki Beach Antigua, flavour, rhythm, and energy collide. Caribbean spices, fresh island ingredients, and coastal indulgence are elevated with a seductive Nikki Beach twist, while signature cocktails, infused with tropical botanicals and island spirits, set the tone from the first sip. As the sun melts into the sea, the mood shifts. Music turns magnetic, lights soften, and the night awakens with pulsing beats, live DJs, and local rhythms that move through the crowd. What starts as a sunset cocktail becomes an unforgettable after-dark affair—sensual, social, and irresistibly alive. Here, dining flows into dancing, and every night is an invitation to linger, connect, and celebrate.

POOLSIDE DINING + BARS / LOCALLY-INSPIRED CUISINE + COCKTAILS



NIKKI BEACH ANTIGUA





SOUL LOUNGE / CAFÉ NIKKI / TWO SWIMMING POOLS / POOL BAR / NIKKI SPA & FITNESS CENTRE / ESCAPE RESTAURANT

BEACH CLUB / SIGNATURE NIKKI ENTERTAINMENT

THE REEF *KIDS* *CLUB* & *TEEN* *LOUNGE*



EXPLORING, PLAYING, DISCOVERING

Adventure, creativity and laughter await at The Reef Kids Club & Teen Lounge, by Nikki Beach. Designed to spark young imaginations and create unforgettable family moments, The Reef offers tailored programmes for children and teenagers up to 16 years old.

While parents relax and indulge in the resort's luxurious amenities, little ones enjoy a world of excitement with engaging activities, from playful games and arts-and-crafts projects to interactive, educational experiences that inspire curiosity. Every day at The Reef is designed to entertain, delight and create memories that last a lifetime.

KIDS AQUATIC / TEEN LOUNGE / OPEN-AIR CINEMA / OUTDOOR ADVENTURES



SPA & WELLNESS
A HOLISTIC LIFE.



NIKKI SALON

BEAUTY AND WELLNESS THAT'S *MORE THAN* *SKIN DEEP*

Your path to wellness begins at the 11,000 square foot Nikki Spa and Fitness Centre, where mind, body and spirit are nurtured in equal measure. Indulge in state-of-the-art fitness facilities, restorative beauty rituals, and immersive therapies such as cryotherapy, hydrothermal journeys and sensory-deprivation sessions.

Breathe deeply on the open-air yoga deck, ideal for sunrise flows, meditative retreats and intimate or group sessions. For families and adventure-seekers alike, the Aquatic Centre offers a world of water-based exploration.

SPA + THERAPIES / FITNESS CENTRE / SALON + MEN'S GROOMING / OUTDOOR FITNESS + WELLNESS



FITNESS CENTRE





CUTTING-EDGE FITNESS FACILITIES / DEDICATED YOGA AND PILATES STUDIOS / SPA POOL & RELAXATION AREAS

EIGHT PRIVATE TREATMENT ROOMS AND SIX OUTDOOR CABANAS / COMPLETE MENU OF BODY THERAPIES / FULL-SERVICE BEAUTY SALON & GROOMING

SAUNA, STEAM, & SNOW ROOMS / ADVANCED WELLNESS THERAPIES



SPA TREATMENT SUITE

NIKKI TREATMENT SUITE



YOUR ULTIMATE WELLNESS OASIS

Nikki Spa, where every detail is designed to restore, energise and elevate. From immersive sound baths and sleep rituals to cutting-edge IV therapies and advanced body optimisation, our sanctuary blends mindfulness, modern wellness and celebration in a setting that transcends the ordinary.

Host wellness parties and group rituals that unite music, guided breathing and shared treatments, or indulge in personalised spa journeys like the Nikki Signature Massage, Pre-Flight Sleep Ritual or Jet Lag Recovery Programme. Boost energy, immunity and vitality at our Longevity Bar, or restore and repair with sun care, hydration and nutrient therapies. Relax, rejuvenate and celebrate life in a sanctuary where body, mind and spirit thrive.

ADVANCED SPA TREATMENTS, AND EXPERIENTIAL WELLNESS THERAPIES.



FITNESS CENTRE



THE BENEFITS
OF OWNERSHIP.

THE BENEFITS OF *OWNERSHIP*

Ownership at The Residences of Nikki Beach Resort & Spa Antigua offers an effortless and exclusive lifestyle, with unparalleled benefits tailored to your desires. Enjoy the flexibility and peace of mind provided by our optional rental management programme, professionally managed by a trusted, developer-approved operator. This ensures your property receives the highest standards in marketing, guest services and daily operations, all reflecting Nikki Beach's world-renowned hospitality.

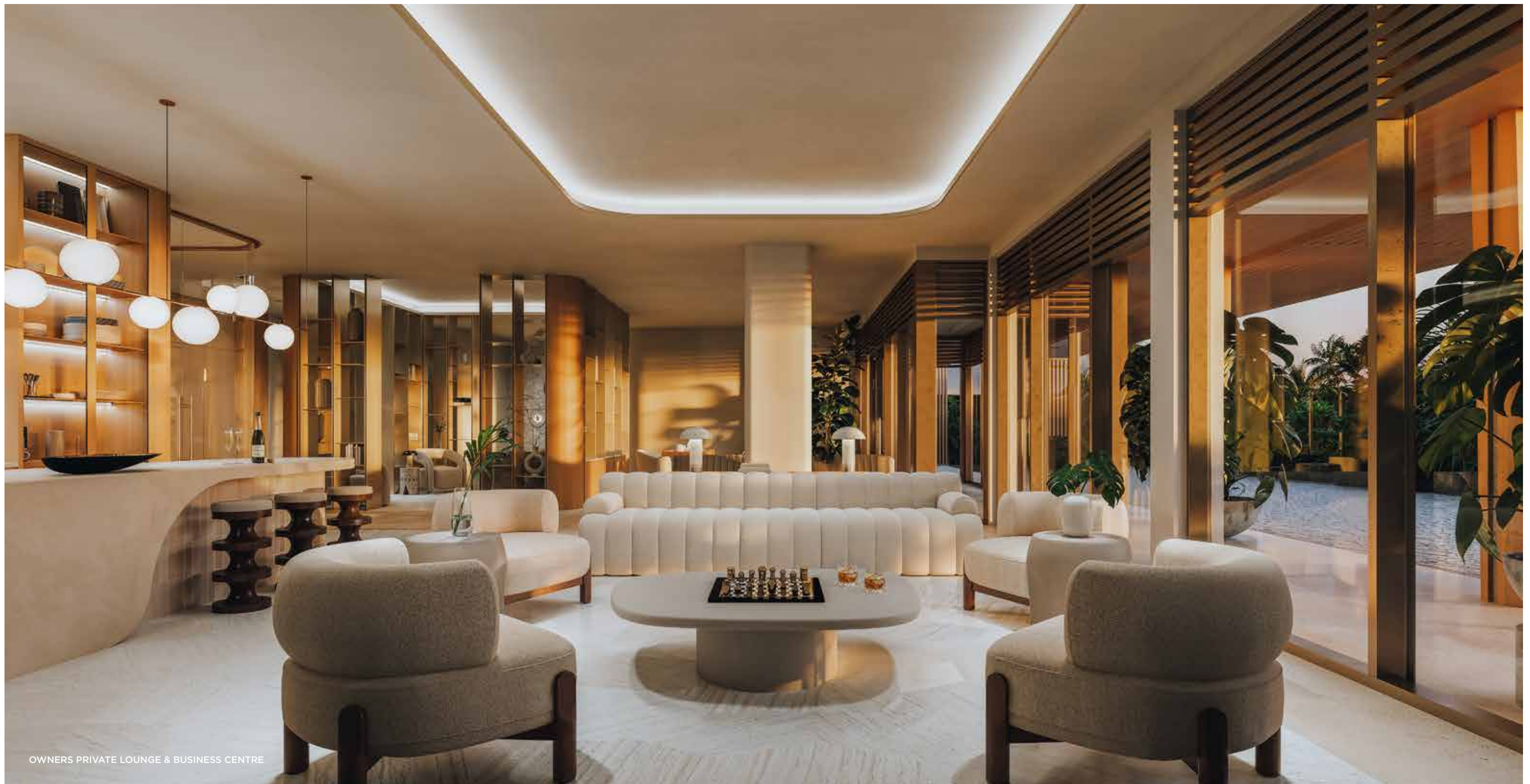
Indulge in the luxury of turnkey living, complemented by hotel-style services including a dedicated concierge, housekeeping, and exclusive access to the resort's rejuvenating spa. The Director of Residences, supported by 24/7 concierge service, ensures seamless transportation and arrival experiences, while curating a calendar of bespoke events and experiences tailored to your preferences.

CITIZENSHIP BY INVESTMENT PROGRAMME ELIGIBLE / VISA-FREE ACCESS TO OVER 150 COUNTRIES



OWNERS PRIVATE LOUNGE & BUSINESS CENTRE



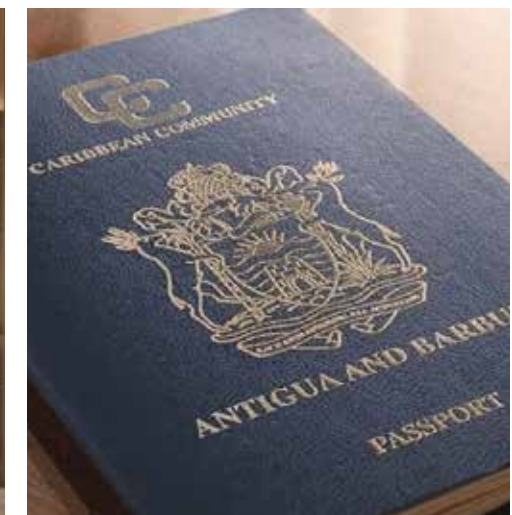


OWNERS PRIVATE LOUNGE & BUSINESS CENTRE

PREFERENTIAL OWNER RATES ON SPA TREATMENTS, PERSONALISED WELLNESS SESSIONS, FOOD & BEVERAGE, AQUATIC EQUIPMENT RENTAL,
THE BOUTIQUE & HOTEL STAYS / HOUSEKEEPING & NIGHTLY TURNDOWN SERVICE / PRIVATE CHEF EXPERIENCES
SPECIAL OCCASION ATTENDANTS AVAILABLE / BUTLER SERVICE / NANNY & BABYSITTING SERVICES



FOUR BEDROOM OCEANVIEW VILLA



THE CITIZENSHIP BY INVESTMENT PROGRAMME (CIP)

The project is a pre-approved initiative under the Citizenship by Investment Programme. Antigua and Barbuda's CIP offers visa-free or visa-on-arrival travel to over 150 countries, inclusion of a wide range of family members (spouse, children, parents, grandparents, and unmarried siblings), a favourable tax environment, and relatively quick processing times (approximately six months).

- Citizenship with visa-free or visa-on-arrival access to over 150 countries, including the United Kingdom and Schengen nations.
- Inclusion of spouse, dependent children under 30, dependent parents or grandparents, and unmarried, childless siblings under 26.
- Favourable tax environment and the right to live and work in Antigua and Barbuda.
- Minimal residency requirement of just five days with no obligation to live in the country full-time.

BUYERS ARE ENCOURAGED TO SEEK INDEPENDENT LEGAL AND BUSINESS ADVICE FROM A LAWYER OR A REGISTERED CIP AGENT ON THE COSTS AND BENEFITS OF THE OBTAINING A NON-CITIZENS LICENSE VERSUS ANTIGUA AND BARBUDA CITIZENSHIP VIA THE CITIZENSHIP BY INVESTMENT PROGRAMME.

VISA-FREE TRAVEL TO 150 COUNTRIES / FAVOURABLE TAX BENEFITS / EASY ACCESS



THE
VISION TEAM.

A VISION FOR *JOLLY BEACH & ANTIGUA*



AYRE DEVELOPMENT

Ayre Development, a division of the Ayre Group founded by Antiguan resident and entrepreneur Calvin Ayre, is a leading real estate developer specialising in innovative, high-end projects across hospitality, commercial, and residential sectors. By partnering with internationally recognised brands and designers, Ayre Development delivers world-class developments in prime locations. Exemplifying the company's commitment to excellence, the luxurious Nikki Beach Resort & Spa Antigua showcases Calvin Ayre's dedication to driving economic growth, fostering strong partnerships, and promoting sustainable development practices within his beloved home country.

HKS ARCHITECTS

HKS Architects, an internationally acclaimed architectural firm, plays a pivotal role in bringing the vision of Nikki Beach Resort & Spa Antigua to life. Tasked with designing this luxurious resort, HKS has conceptualised a stunning, state-of-the-art property that seamlessly integrates with the island's natural beauty. The firm's expertise in hospitality and resort design shines through in this \$400 million+ development, set to launch in 2030. Featuring 82 hotel rooms and suites, 127 branded residences, and seven beachfront luxury villas, HKS has ensured that every aspect of the resort reflects the upscale, fashion-forward spirit of Nikki Beach while embracing eco-friendly elements and cutting-edge smart home technologies.

ROAM INTERIOR DESIGN

ROAM Interior Design, an internationally-recognised design firm, plays an integral role in designing the interiors of Nikki Beach Resort & Spa Antigua. Drawing inspiration from the island's natural beauty, ROAM has meticulously crafted an ambiance that reflects both the upscale, fashion-forward aesthetic of Nikki Beach and the captivating allure of Antigua. The resort's interiors showcase a harmonious blend of sea and sand tones, rich wood elements, and artfully woven textures, accentuated by shimmering copper and gold accents. Infused with dappled light, each thoughtfully designed space offers a soothing, luxurious atmosphere, capturing the essence of sophisticated island living.

BLUEPRINT GLOBAL 360 SALES + RYAN & DESLAURIERS BRAND STORYTELLING

Blueprint Global 360 and Ryan & Deslauriers, two Canadian-born sales strategists and brand marketing duos, bring their deep expertise in luxury real estate and resort-residential development to champion the Nikki Beach Resort & Spa Antigua project. With a focus on crafting an authentic and immersive brand these firms weave together the vibrant pulse of Nikki Beach and the rich culture, natural beauty, and people of Antigua. By creating compelling narratives that showcase the seamless integration of the Nikki Beach brand with the local environment, Blueprint Global 360 and Ryan & Deslauriers are instrumental in attracting both prospective owners and discerning vacationers to this exceptional resort-residential development.

THE PORTE COCHÈRE



DISCOVER YOUR ANTIGUA LIFE.

NIKKI BEACH
RESIDENCES
Antigua

Secure your place in a first-of-its-kind Caribbean lifestyle destination.
Visit the **Jolly Beach Sales Gallery** or **NikkiBeachResidencesAntigua.com**

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