

NIKKI TM BEACH
RESIDENCES
Antigua



FEATURES & FINISHINGS / RESIDENCES

“DESIGNED TO TRANSITION EFFORTLESSLY
FROM WELLNESS MORNINGS TO SUNDOWN
COCKTAILS, EACH HOME IS A CANVAS FOR
CELEBRATION AND SERENITY.”

NIKKI  BEACH
RESIDENCES
Antigua



SIGNATURE LIVING, DESIGNED FOR ISLAND RHYTHM

- Contemporary flow-through layouts seamlessly blending indoor and outdoor living.
- Unobstructed ocean or marina views, lush hillsides, and vibrant gardens through floor-to-ceiling sliding glass doors
- Soaring ceiling heights of 10'-6" amplify light, air, and openness
- Secure gated access, and optional lock-off suites for rental flexibility or guest privacy
- Residences are thoughtfully designed to reflect Antigua's natural beauty and cultural heritage, incorporating architectural elements inspired by local craftsmanship, such as coral stone, native hardwood accents, and indigenous landscaping, to deepen the connection to place.

INTERIOR DESIGN WITH A NIKKI TWIST

- Natural textures and sun-kissed tones inspired by the island's spirit, think whitewashed timbers, bleached oak, matte stone, and organic linens
- Wide-plank wood flooring in living areas, with large-format limestone or textured porcelain tile in select zones
- Architectural ceiling coves and lighting recesses that highlight art, textures, and mood lighting throughout
- Oversized solid-core interior doors and sleek hardware with coastal-inspired finishes
- Smart-home system for lighting, temperature, blinds, security, audio, and more, fully integrated, fully effortless
- Curved furnishings, sculptural lighting, and arched transitions add softness and sophistication, echoing the fluidity of island life.



KITCHENS FOR HOSTING & INDULGENCE

- Designer-crafted cabinetry with a mix of lacquer, stained wood, and natural veneer finishes in coastal tones
- Stone-slab countertops with bold veining and full-height backsplashes in quartz, terrazzo, or honed marble
- High-performance appliance suite including:
 - Column refrigerator and freezer
 - Induction cooktop with concealed ventilation
 - Wall oven, integrated dishwasher, and wine fridge
 - Built-in coffee station and filtered water systems
- Generously scaled kitchen islands with underlighting and waterfall edges, perfect for entertaining
- Each kitchen is designed as a social hub, ideal for hosting private chef dinners or casual gatherings with friends.

APPLIANCE HIGHLIGHTS BY RESIDENCE TYPE

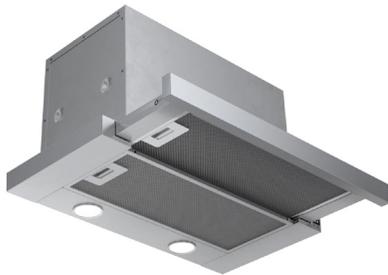
- **STUDIO RESIDENCES:** Bosch 18" dishwasher, 24" refrigerator, induction cooktop, pull-out vent hood, speed oven, compact washer/dryer
- **1 BEDROOM RESIDENCES:** Bosch 24" dishwasher, refrigerator/freezer, induction cooktop, vent hood, speed oven, wine cooler, washer/dryer
- **2 BEDROOM RESIDENCES:** Bosch 24" dishwasher, 30" refrigerator/freezer, induction cooktop, vent hood, oven/microwave combo, wine cooler, washer/dryer
- **3 BEDROOM RESIDENCES:** Gaggenau 36" refrigerator/freezer, 36" induction cooktop, wall hood, convection oven, microwave oven, 3-zone wine cooler, warming drawer, espresso machine, washer/dryer



24" BUILT-IN REFRIGERATOR
(CUSTOM PANEL-READY)



18" DISHWASHER
CUSTOM PANEL



24" PULL-OUT VENT HOOD
STAINLESS STEEL



24" INDUCTION COOKTOP
BLACK



24" SPEED OVEN
STAINLESS STEEL



24" COMPACT WASHER
WHITE



24" COMPACT HEAT PUMP DRYER
WHITE



24" BUILT-IN REFRIGERATOR
CUSTOM PANEL REFRIGERATOR



24" SPEED OVEN
STAINLESS STEEL



24" DISHWASHER
CUSTOM PANEL



24" INDUCTION COOKTOP
BLACK



BOSCH



24" PULL-OUT VENT HOOD
STAINLESS STEEL



24" COMPACT WASHER
WHITE



24" COMPACT HEAT PUMP DRYER
WHITE



GAGGENAU



24" U.C. WINE COOLER
STAINLESS STEEL



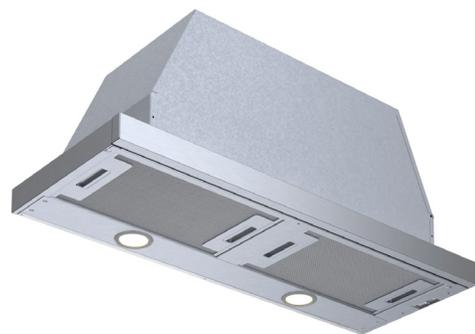
30" BUILT-IN REFRIGERATOR/FREEZER
CUSTOM PANEL



24" DISHWASHER
CUSTOM PANEL



30" INDUCTION COOKTOP
BLACK



30" PULL-OUT VENT HOOD
STAINLESS STEEL



24" COMPACT WASHER
WHITE



24" COMPACT HEAT PUMP DRYER
WHITE



30" OVEN & MICROWAVE COMBINATION
STAINLESS STEEL



24" U.C. WINE COOLER
STAINLESS STEEL



GAGGENAU



36" BUILT-IN REFRIGERATOR/FREEZER



30" BUILT-IN REFRIGERATOR



30" BUILT-IN FREEZER



36" INDUCTION COOKTOP



30" CONVECTION OVEN



30" MICROWAVE OVEN



30" WARMING DRAWER



24" 3-ZONE WINE COOLER



24" COMPACT WASHER,
WHITE



24" COMPACT HEAT PUMP DRYER,
WHITE



36" UNDER CABINET WALL HOOD



24" DISHWASHER
CUSTOM PANEL



KOHLER®



PULL-DOWN KITCHEN SINK FAUCET
VIBRANT BRUSHED BRONZE

BLANCO



KITCHEN SINK,
STUDIO, 1 BR, 2 BR, 3 BR KITCHENS



KITCHEN SINK SMALL,
STUDIO KITCHENS



KITCHEN SINK ACCESSIBLE,
ACCESIBLE STUDIOS, ACCESSIBLE 2 BR KITCHENS



OWNER'S RETREAT

- Primary bedroom suites open directly to terraces or gardens with ocean or marina views, outdoor showers, and lounging decks
- Wardrobes with LED-lit hanging rails, linen-textured interiors, integrated drawers, and built-in safes
- Spa-inspired bathrooms with freestanding soaking tubs, dual vanities, and oversized rain showers with body sprays
- Floor-to-ceiling glass in bathrooms offers lush garden or ocean views, framed by privacy landscaping
- Towel warmers, ambient lighting, and hotel-style amenities complete the sanctuary

GUEST BEDROOMS & BATHS

- All guest bedrooms feature ample natural light, built-in wardrobes, and tranquil design elements
- Ensuite baths with floating vanities, walk-in showers, and premium European fixtures
- Matte tile or polished stone flooring in soft island hues
- Carefully curated lighting and hardware for a boutique hotel feel
- Guest suites are designed with flexibility in mind, ideal for multi-generational living or short-term rental configurations.

POWDER ROOMS

- Statement pedestal or floating vanities in natural stone or precast concrete
- Full-height mirror walls, indirect lighting, and artisanal accessories
- A refined yet relaxed aesthetic ideal for island entertaining
- Each powder room is a design moment, featuring bold textures and curated art pieces that reflect Nikki Beach's playful elegance.



COMPONENTS WALL MOUNT FAUCET HANDLE
VIBRANT BRUSHED BRONZE



CONTEMPORARY ROUND
RAINHEAD 14"
VIBRANT BRUSHED BRONZE
3 BEDROOMS



PURIST SHOWER TRANSFER VALVE
TRIM WITH LEVER
VIBRANT BRUSHED BRONZE



PURIST RITE-TEMP VALVE TRIM
WITH LEVER
VIBRANT BRUSHED BRONZE



CONTEMPORARY ROUND
RAINHEAD 10"
VIBRANT BRUSHED BRONZE
STUDIO-2 BEDROOMS



PURIST FLOOR MOUNT BATH
FILLER WITH HANDSHOWER
VIBRANT BRUSHED BRONZE



PURIST HANDSHOWER KIT
VIBRANT BRUSHED BRONZE



KOHLER EVOK FREESTANDING TUB, WHITE
2 BR, 3 BR, BATH



VEIL DUAL FLUSH, WALL HUNG TOILET
WHITE



VEIL FLUSH ACTUATOR PLATE
VIBRANT BRUSHED BRONZE



PURIST SINGLE HANDLE DECK
MOUNT FAUCET
VIBRANT BRUSHED BRONZE



PURIST WALL MOUNT BATH SPOUT
VIBRANT BRUSHED BRONZE



UNDERScore ALCOVE BATH, RIGHT DRAIN, WHITE, ACCESSIBLE STUDIO C



VERTICYL UNDERMOUNT SINK WHITE, 2 BEDROOM MASTER BATH



PURIST TOILET PAPER HOLDER VIBRANT BRUSHED BRONZE



PURIST ROBE HOOK VIBRANT BRUSHED BRONZE



7"×7.8" PURIST TOWEL RING VIBRANT BRUSHED BRONZE

WATERMARK



WALL MOUNTED BIDET SPRAYER SET

INTERIOR ARCHITECTURAL WOODWORK



WOOD FINISH



STAINED WHITE OAK
APARTMENT MILLWORK

WOOD TAMBOUR PANEL



WOOD TAMBOUR
PANEL TV WALLS

HIGH-PRESSURE LAMINATES



TEXTURED LAMINATE WHITE OAK
WOODGRAIN APARTMENT KITCHENS

WALL PANELING



DIMENSIONAL WOVEN WOOD PANEL
HEADBOARD WALL

WALL BASE



MILLWORK WALL BASE
APARTMENT

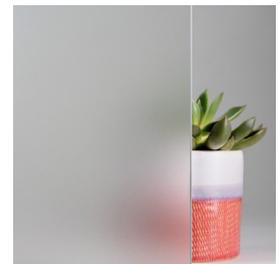
SHOWER DOORS AND ENCLOSURES



MIRRORED TINTED GLASS
SHOWER/TOILET DOORS



CLEAR GLASS
SHOWER DOORS



FROSTED GLASS
TOILET DOORS

TILING



PORCELAIN TILE



LARGE FORMAT LIGHT PORCELAIN TILE;
BATHROOM FLOORS/WALLS



PORCELAIN MOSAIC WALL TILE
FEATURE BATHROOM/SHOWER WALL

PORCELAIN PAVERS



PORCELAIN PAVERS
APARTMENTS BALCONY FLOOR

CERAMIC TILE



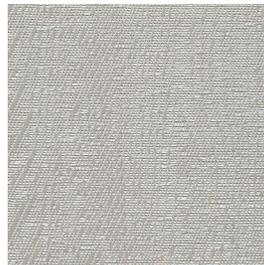
GLAZED CERAMIC TILE
POWDER ROOM WALLS

WOOD FLOORING

WOOD FLOOR



ASH WOOD FLOORS
LIVING/BEDROOM FLOORS
APARTMENTS OPT 1



WOVEN VINYL WALL TEXTILE
WITH WOODGRAIN PATTERN
APARTMENT CORRIDORS WALLS



WOVEN VINYL MATT WITH
WOODGRAIN PATTERN
APARTMENT CORRIDORS FLOOR

RESILIENT FLOORING



STONE SLAB



CREAM MISTO MARBLE
CLOSETS AND BATHROOM COUNTERS



DIDIMA LIGHT MARBLE
APARTMENT CORRIDORS



DEKTON-ENGINEERED STONE
KITCHEN COUNTERS



QUARTZ RESIDENCE SHOWER NICHES
AND BENCHES



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