

NIKKI TM BEACH
RESIDENCES
Antigua



FEATURES & FINISHINGS / VILLAS

“WHERE LUXURY MEETS ARCHITECTURAL
SERENITY EVERY DETAIL CURATED
FOR ELEVATED ISLAND LIVING.”

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
- Expansive private terraces and villa rooftop decks with integrated plunge pool, shaded lounge zones, and built-in alfresco kitchens
- 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

- Bosch 24" dishwasher (custom panel), Gaggenau 30" refrigerator/freezer, 36" induction cooktop, convection oven, microwave oven, 24" espresso machine with warming drawers, outdoor Coyote grill and True undercounter refrigerator, Bosch washer and heat pump dryer. Kohler kitchen faucet with 2-function sprayhead and undermount double bowl kitchen sink.



30" DESIGNER BUILT-IN,
CUSTOM PANEL REFRIGERATOR



30" BUILT-IN FREEZER,
CUSTOM PANEL



36" INDUCTION COOKTOP
BLACK, STAINLESS STEEL FRAME



30" CONVECTION OVEN
STAINLESS STEEL / GLASS



30" WARMING DRAWER
STAINLESS STEEL / GLASS
MOUNTED BELOW OVEN



24" GLASS DOOR
3-ZONE WINE COOLER



24" BUILT-IN ESPRESSO MACHINE
STAINLESS STEEL



24" WARMING DRAWER
STAINLESS STEEL
MOUNTED BELOW ESPRESSO MACHINE



30" MICROWAVE OVEN
STAINLESS STEEL / GLASS

NOTES:

- * Reference unit plans & elevations for oven & microwave locations
- * GC to consult with ownership regarding appliance accessory options



24" DISHWASHER,
CUSTOM PANEL



24" COMPACT WASHER,
WHITE



24" COMPACT HEAT PUMP DRYER
WHITE



36" UNDER CABINET WALL HOOD
STAINLESS STEEL

KOHLER®



KITCHEN FAUCET WITH 2 FUNCTION SPRAYHEAD
VIBRANT BRUSHED BRONZE



POISE UNDERMOUNT DOUBLE BOWL KITCHEN SINK
WHITE



TROPICAL OUTDOOR LIVING

- Shaded pergolas, trellised dining spaces, and oversized sun decks
- Integrated summer kitchens with grill, sink, undercounter refrigeration, and prep space
- Villa spa tub with ocean views
- Outdoor rain showers framed by coral stone, pedestal paver, and lush landscaping



OUTDOOR GRILL
STAINLESS STEEL



OUTDOOR U.C. REFRIGERATOR
STAINLESS STEEL



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

MASTER BATH FIXTURES

- Victoria + Albert freestanding bathtub
- Kohler Components floor mount bath filler with hand shower
- Kohler Anthem thermostatic controls
- Kohler Contemporary rain showerhead with Statement ceiling mount arm
- Kohler Iconic hand shower, hose, and deluxe slidebar
- Kohler Oblong Vichy body spray

All in vibrant brushed bronze, curated for spa-like indulgence.



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.

BATHROOM ACCESSORIES

- Kohler Components pivoting toilet paper holder
- Kohler Components robe hook
- Kohler towel bar and hand towel arm

All in vibrant brushed bronze finish, tailored for villa bathrooms.

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.

POWDER ROOM FIXTURES

- Kohler Components single handle rocker control
- Kohler sink drain and round bottle trap (K-9033-BV)

All in vibrant brushed bronze, offering a refined and cohesive aesthetic.



TOWEL BAR
VIBRANT BRUSHED BRONZE



HAND TOWEL ARM
VIBRANT BRUSHED BRONZE



COMPONENTS ROBE HOOK
VIBRANT BRUSHED BRONZE



COMPONENTS PIVOTING TOILET
PAPER HOLDER
VIBRANT BRUSHED BRONZE



COMPONENTS WALL MOUNTED FAUCET
SPOUT AND LEVER FAUCET HANDLES
VIBRANT BRUSHED BRONZE



COMPONENTS FLOOR MOUNT BATH FILLER
WITH HANDSHOWER
VIBRANT BRUSHED BRONZE



COMPONENTS SINGLE HANDLE ROCKER
CONTROL, DECK MOUNT FAUCET SPOUT
VIBRANT BRUSHED BRONZE



KATHRYN 24" RECTANGULAR
UNDERMOUNT SINK
WHITE



CONTEMPORARY ROUND RAIN
SHOWERHEAD
VIBRANT BRUSHED BRONZE



ANTHEM RECESSED MECHANICAL
THERMOSTATIC CONTROL
VIBRANT BRUSHED BRONZE



OBLONG VICHY SINGLE FUNCTION
BODY SPRAY
VIBRANT BRUSHED BRONZE



COMPONENTS LEVER FAUCET
HANDLES
VIBRANT BRUSHED BRONZE



COMPONENTS RITE TEMP VALVE
TRIM WITH DIVERTER
VIBRANT BRUSHED BRONZE



DELUXE SLIDEBAR WITH
INTEGRATED WATER SUPPLY
SATIN ELITE BRASS



ICONIC SINGLE-FUNCTION
HANDSHOWER, VIBRANT BRUSHED
BRONZE



ROUND BOTTLE TRAP
VIBRANT BRUSHED BRONZE



VEIL FLUSH ACTUATOR PLATE
VIBRANT BRUSHED BRONZE



VEIL WALL HUNG TOILET
WHITE



victoria ⊕ albert®

NAMEEK'S



FREESTANDING BATHTUB-BARCELONA 1800
WHITE

TEOREMA SCARABEO DROP IN SINK
WHITE

WATERMARK



WALL MOUNTED BIDET SPRAYER SET



WOOD FINISH



NATURAL WHITE OAK W/LIGHT
STAIN KITCHENS AND MILLWORK

WOOD PLANK



WOOD PLANK CEILING
VILLA KITCHEN CEILING

WOOD TREADS



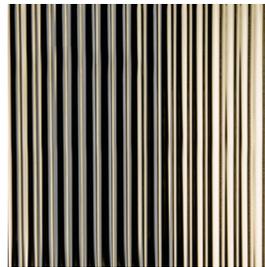
WOOD TREADS
VILLA STAIR

STONE SLAB COUNTERTOP



TAJ MAHAL MARBLE
KITCHEN COUNTERTOP

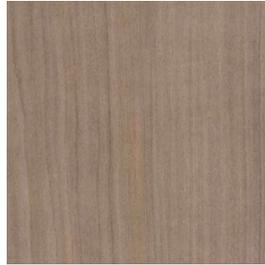
RIBBED GLASS



CHANNEL BRONZE SILVERED GLASS
BAR BACK WALL



WOOD FINISH



NATURAL WHITE OAK W/DARK
STAIN KITCHENS AND MILLWORK

WOOD PLANK



WOOD PLANK
VILLA KITCHEN CEILING

WOOD TREADS



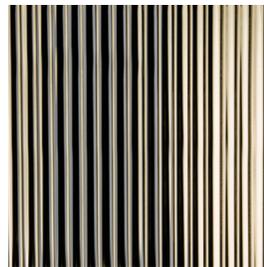
WOOD TREADS
VILLA STAIR

STONE SLAB COUNTERTOP



DIDIMA LIGHT MARBLE
KITCHEN COUNTERTOP

RIBBED GLASS



CHANNEL BRONZE SILVERED GLASS
BAR BACK WALL



ALL BATHROOMS



SATIN BRONZE
ARCHITECTURAL METAL FINISH



SMOKED GLASS
VILLA SHOWER/TOILET DOORS

MASTER BATHROOM



CREAM PORCELAIN TILE FLOOR



CHAMPAGNE PORCELAIN TILE WALL



CREAM MISTO MARBLE COUNTERS

SECONDARY BATHROOM



CREAM PORCELAIN TILE WALLS



CREAM PORCELAIN TILE FLOOR



DIMENSIONAL WAVE PORCELAIN
TILE FEATURE WALLS



CREAM MISTO MARBLE COUNTERS



POWDER ROOM



LIGHT MARBLE GEOMETRIC MOSAIC
TILE WALLS/FLOOR



CREAM MISTO MARBLE COUNTERS

LIVING AREA AND BEDROOMS



TEXTURED LIMESTONE TILE
FLOOR

SECONDARY BEDROOM



DIMENSIONAL WALL PANEL
HEADBOARD



MASTER BATHROOM



TEXTURED PORCELAIN TILE
WALL



LIGHT PORCELAIN TILE
FLOOR



DIMENSIONAL LINEAR PORCELAIN TILE
FEATURE WALLS



WHITE TRAVERTINE
COUNTER AND BACKSPLASH

SECONDARY BATHROOM



LIGHT PORCELAIN TILE WALL



LIGHT PORCELAIN TILE FLOOR



DIMENSIONAL PORCELAIN TILE
FEATURE WALL



CORINTHIAN BEIGE MARBLE
COUNTER



POWDER ROOM



SCORED CHISELED STONE TILE
WALLS



CREAM MISTO MARBLE
COUNTER

LIVING AREA AND BEDROOMS



TEXTURED LIMESTONE TILE
FLOOR

SECONDARY BEDROOM



FLUTED CREMA LIMESTONE PANELS
WALL



TEXTURED CREMA LIMESTONE PANELS
WALL



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