

NIKKI [™] BEACH
RESIDENCES
Antigua



BUYER'S GUIDE

RESIDENCE OWNERS' BENEFITS & À LA CARTE SERVICES

THE PRIVILEGES OF OWNERSHIP

OWNERSHIP AT NIKKI BEACH ANTIGUA REPRESENTS ALIGNMENT WITH A GLOBALLY RECOGNISED CULTURAL PLATFORM — ONE DEFINED BY RHYTHM, CELEBRATION AND AN INTERNATIONAL COMMUNITY THAT MOVES FLUIDLY BETWEEN THE WORLD'S MOST ESTABLISHED COASTAL DESTINATIONS.

RECOGNITION. ACCESS. DISTINCTION.

Ownership at Nikki Beach Antigua represents alignment with a globally recognised cultural platform — one defined by rhythm, celebration and an international community that moves fluidly between the world's most established coastal destinations.

What accompanies residence here is not a catalogue of services, but a framework of recognition and access. Privileges are structured to reflect status within both the resort and the broader Nikki Beach constellation.

SEAMLESS RESIDENTIAL STEWARDSHIP

From arrival onward, ownership is supported by a discreet, meticulously coordinated infrastructure. A dedicated Residence Owner Relations Manager oversees pre-arrival arrangements, key custodianship and liaison with resort leadership. Residences are prepared in advance — climate set, linens arranged and presentation refined — ensuring a seamless arrival.

The Residence Owners' Lounge offers a private members' enclave for informal meetings, quiet retreat or curated gatherings. Full access to the spa, fitness facilities, beach and pools is inherent to ownership.

Comprehensive estate management — encompassing housekeeping, maintenance, landscaping, infrastructure and 24-hour security — ensures continuity whether in residence or abroad. These provisions are integral, not discretionary.

RECOGNISED

GLOBAL OWNER ACKNOWLEDGEMENT

Residence Owners are integrated into the Nikki Beach Global Owner Recognition Programme, linking Antigua to the wider international portfolio (final terms confirmed at opening). Recognition extends across participating venues worldwide, subject to availability, including priority reservations and invitations to select global events and seasonal celebrations.

Recognition extends well beyond Antigua.

Owners also receive immediate fast-track elevation to **GHA DISCOVERY Titanium status**, ensuring acknowledgement across a global alliance of distinguished hospitality brands. Titanium status affords enhanced privileges and priority treatment throughout the GHA network, delivering continuity of recognition across destinations.

EXCLUSIVE

ACCESS BEYOND THE PUBLIC REALM

Ownership provides access to experiences reserved specifically for residents.

Priority beach club seating and discreet VIP allocation for major seasonal events — including White Party and headline DJ weekends — are structured for owners. Invitations to curated owner gatherings, milestone celebrations and select pre-opening events form part of the Founding Owner engagement.

Within wellness, dedicated Owner-only access periods preserve privacy within spa and performance environments. Programming is structured around Nikki Beach's defined wellness pillars — Energy, Recovery, Rhythm and Social Balance — expressed through signature journeys such as Jetsetter Recovery, Caribbean Detox and Sunset Serenity. Advanced recovery modalities, performance therapies and personalised consultations are available by appointment.

Selective access to invitation-only cultural moments within the global Nikki Beach calendar — including private previews and partnership events — reinforces belonging within a wider international rhythm.

CURATED LIFESTYLE

WITHIN AND BEYOND THE RESIDENCE

The Residence Concierge operates as a gateway to both resort and island experiences.

Private chefs, sommelier-led tastings, resident DJ performances, curated music sessions and guest chef residencies may be arranged within the residence. Wellness treatments, performance coaching and recovery programming can be delivered privately, maintaining discretion.

Beyond the resort, arrangements extend to yacht charter, sailing instruction, private aviation coordination, marine excursions and curated island experiences shaped around personal preference rather than itinerary.

Children and teen programming is integrated with equal care, ensuring younger family members experience the brand's cultural environment in an age-appropriate setting.

À LA CARTE

INDIVIDUALLY COMMISSIONED SERVICES

Additional services are available upon request and structured privately. These may include butler support, chauffeured transfers, private aviation handling, yacht provisioning, event production within the residence, bespoke sourcing and dedicated childcare coordination.

All arrangements are managed discreetly through the Residence Owner's Lounge.

OPTIONAL RENTAL PARTICIPATION

Owners may elect to participate in the brand-managed Rental Programme, to be introduced prior to opening. Participation remains entirely optional and structured to preserve owner flexibility and personal use. Core privileges and global recognition apply irrespective of rental participation.

FOUNDING OWNER ENGAGEMENT

Prior to opening, Founding Owners will be invited to construction milestone previews, curated site walkthroughs and pre-opening celebrations. Early access to reservation calendars, global event previews and wellness consultations will form part of this engagement.

Belonging is established well before arrival.

Ownership at Nikki Beach Antigua is defined not by entitlement, but by acknowledgement — a position within a global cultural network where recognition, priority and access move seamlessly across borders.

As the Nikki Beach portfolio continues its international expansion, Antigua Residence Owners are situated within that evolving constellation — recognised, welcomed and connected in every destination the brand inhabits.

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