

NIKKI & BEACH
RESIDENCES
Antigua



BUYER'S GUIDE / THE OWNERSHIP JOURNEY

THE OWNERSHIP JOURNEY

**OWNERSHIP AT NIKKI BEACH ANTIGUA IS NOT A SEQUENCE OF TRANSACTIONS;
IT IS A CLEARLY DEFINED PROGRESSION INTO A RECOGNISED GLOBAL ECOSYSTEM.**

The process is structured with precision, governed by independent oversight and aligned with construction milestones — ensuring clarity at every stage. From initial reservation through completion and handover, each step is measured, certified and documented.

What follows outlines the framework.

I. RESERVATION

SECURING YOUR POSITION

The journey begins with the execution of a Reservation Agreement and a non-refundable reservation deposit of USD \$10,000.

This secures the selected residence and initiates formal documentation. The Reservation Agreement precedes the Sale and Purchase Agreement (SPA), which is typically executed within 45 days.

Reservation confirms intent; execution formalises alignment.

II. THE SALE AND PURCHASE AGREEMENT

DEFINING THE FRAMEWORK

Upon execution of the SPA, an initial 10% deposit is remitted (less the reservation amount already paid).

The SPA establishes the complete commercial and legal framework of ownership, including payment schedule, construction milestones and obligations of both developer and purchaser. It provides contractual certainty within a clearly defined structure.

This stage transitions the relationship from reservation to formalised participation within the development.

III. MILESTONE-ALIGNED CONTRIBUTIONS

STRUCTURED CAPITAL DEPLOYMENT

Payments are staged in alignment with verified construction progress:

- 10% initial deposit upon SPA execution (less reservation)
- 15% at 120 days following SPA signing
- 20% upon completion of the roof structure
- 20% upon completion of interior finishes
- 35% at closing

This phased approach ensures that capital deployment corresponds directly with certified construction milestones. Progress is not assumed — it is verified.

IV. ESCROW & CERTIFICATION

INDEPENDENT SAFEGUARDS

Deposits are held in escrow by the purchaser's closing attorney and released only upon milestone certification as defined within the SPA.

Construction milestones are subject to independent verification, providing additional assurance of alignment between progress and payment. This framework reinforces governance transparency and structural integrity throughout the development cycle.

V. CONVEYANCE & REGISTRATION

FORMAL TRANSFER OF TITLE

Upon completion, the purchaser's legal representative prepares the Instrument of Transfer. Following execution by both parties, the document is registered at the Land Registry, formally recording title in the purchaser's name.

Associated costs may include:

- Non-Citizens Land Holding Licence fees (where applicable)
- Stamp duty or transfer taxes
- Legal fees (plus Antigua & Barbuda Sales Tax)
- Statutory registration charges

Independent legal advice is recommended in respect of tax and ownership procedures.

VI. TRANSITION TO OWNERSHIP

Completion marks more than conveyance of title. It signifies entry into the Nikki Beach ownership ecosystem — supported by structured governance, brand compliance oversight and operational stewardship.

Prior to handover, residences undergo final inspection and preparation. Owner orientation is coordinated through the Residence Owner Relations team, ensuring familiarity with systems, services and lifestyle programming.

From signature to first arrival, the process is progressive rather than administrative.

A GOVERNED DEVELOPMENT

Throughout construction, the project is subject to engineering supervision, milestone certification and structured reporting. Payment alignment, escrow safeguards and legal documentation operate within a transparent framework designed to protect purchaser interests while maintaining delivery discipline.

Clarity is embedded in the process.

FROM AGREEMENT TO ARRIVAL

Ownership at Nikki Beach Antigua unfolds through defined stages — reservation, formalisation, construction, certification, conveyance and welcome.

The structure is deliberate.

The governance is transparent.

The progression is measured.

And, at completion, the transition is not simply to a residence, but to participation within a recognised global platform.

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