

NIKKI [™] BEACH
RESIDENCES
Antigua



YOUR OWNERSHIP JOURNEY

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OWNERSHIP AT NIKKI BEACH ANTIGUA UNFOLDS THROUGH A CONSIDERED PROCESS, GUIDING PURCHASERS SEAMLESSLY FROM RESERVATION TO ARRIVAL — AND INTO A WORLD DEFINED BY RHYTHM, RECOGNITION AND CELEBRATION.

FROM PURCHASE TO WELCOME!

The journey to ownership at Nikki Beach Antigua is thoughtfully structured, aligning each stage with the development's progress and leading seamlessly from initial commitment to the moment of arrival.

What follows outlines the framework.

I. RESERVATION

SECURING YOUR PLACE

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



This secures the selected residence within the development and initiates the formal ownership documentation. Over the following weeks, the Sale and Purchase Agreement (SPA) is prepared and executed.

Reservation marks the first step from interest to participation.



DUE DILIGENCE & BUYER VERIFICATION

Prior to execution of the Sale and Purchase Agreement, standard buyer verification and statutory compliance checks are undertaken. These reviews confirm identity, source of funds and relevant regulatory requirements, ensuring all documentation is appropriately aligned before the transaction proceeds.



II. FORMALISING OWNERSHIP

THE SALE & PURCHASE AGREEMENT

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

The agreement defines the legal and commercial framework of ownership — including payment structure, construction milestones and the responsibilities of both purchaser and developer.

At this stage, the relationship moves from reservation to full participation in the development.

III. CONSTRUCTION MILESTONES

INVESTMENT ALIGNED WITH PROGRESS

Capital contributions are aligned with verified construction progress, ensuring transparency and confidence throughout the development cycle.



The payment schedule is structured as follows:

- 10% upon execution of the SPA (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

Each milestone is independently verified, ensuring that progress and payment remain aligned.

IV. ESCROW & CERTIFICATION

GOVERNANCE AND PROTECTION

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

Independent verification and structured reporting provide assurance that construction progress, financial contributions and legal documentation remain fully aligned.

Oversight and assurance remain present at every stage of the process.

V. CONVEYANCE & REGISTRATION

TRANSFER OF TITLE

Upon completion of construction, the purchaser's legal representative prepares the Instrument of Transfer.



Following execution by both parties, the document is registered at the Antigua and Barbuda Land Registry, formally recording title in the purchaser's name.

Associated costs may include:

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



Independent legal and tax advice is recommended.

Upon handover, the residence enters the standard construction warranty period, with the developer attending to any documented snagging items.

PREPARING FOR ARRIVAL

Closing is completed upon certification of practical completion and fulfilment of all contractual conditions.

VI. ANTICIPATION

PREPARING FOR ARRIVAL

As completion approaches, preparation quietly begins.

The Residence Owner Relations team coordinates final inspections, residence readiness and orientation planning. Systems are tested, interiors prepared and every detail aligned for the first arrival.

Preferred provisions may be arranged in advance. Climate and lighting are set. Personal requests are quietly fulfilled.

What awaits is not a handover — but a welcome.



VII. DAY ONE

YOUR ARRIVAL AT NIKKI BEACH

Arrival unfolds with the ease that defines the Nikki Beach experience.

The residence is prepared.
The terrace doors open to the sea breeze.
Music drifts lightly through the space.

A personal orientation introduces the residence, the resort and the rhythm of life here — from the calm of the spa to the energy of the beach club as afternoon moves toward sunset.

Ownership is no longer conceptual. It is lived.

LIFE AT NIKKI BEACH BEGINS

Completion marks the beginning of participation in the Nikki Beach ownership ecosystem.

Residents become part of an international network that spans Saint-Tropez, Ibiza, Dubai and beyond — a community defined by celebration, connection and shared experience.

The process may begin with documentation and governance.

*But it culminates in something far more enduring:
A place within the global Nikki Beach family.*



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