

NIKKI [™] BEACH
RESIDENCES
Antigua



BUYER'S GUIDE

A BESPOKE ISLAND GUIDE FOR OWNERS

THE ART OF LIVING ANTIGUA!

ANTIGUA IS NOT SIMPLY VISITED; IT IS ENTERED WITH INTENTION AND EXPERIENCED ON ONE'S OWN TERMS. FROM PRIVATE WATERS TO HISTORIC HARBOURS, FROM BAREFOOT MORNINGS TO CHAMPAGNE SUNSETS, EACH MOMENT UNFOLDS IN RHYTHM WITH THE CARIBBEAN.

PRIVATE YACHTING & OPEN-WATER FREEDOM

Charter the Caribbean

Depart directly from Jolly Harbour Marina aboard a private motor yacht or sailing catamaran. Cruise the west coast, anchor in secluded turquoise coves, or set course for Barbuda's untouched pink-sand beaches. kensingtonyachts.com



Sunset Champagne Sail

An evening charter timed to golden hour — rosé chilled, curated playlist set, horizon uninterrupted. bookislandtours.com/antigua

Deep Sea & Sport Fishing

Target marlin, tuna, and mahi-mahi with experienced local captains. Half- and full-day private charters available. [instagram.com/pacificmarlin_sportfishing/](https://www.instagram.com/pacificmarlin_sportfishing/)

ELEVATED BEACH RITUALS

Secluded Cove Escapes

Beyond Jolly Beach lie hidden stretches of sand accessible by boat or 4x4. Ideal for private picnics arranged by Owner Services. theescapeantigua.com



Private Beach Dining

Chef-curated menus served under lantern light — barefoot elegance with the tide as soundtrack. theescapeantigua.com

Snorkelling & Diving Excursions

Explore coral reefs and historic shipwrecks in crystal-clear waters with private dive masters. antiguasnorkelingtours.com



CULTURAL HERITAGE & ISLAND LEGACY

Nelson's Dockyard & English Harbour

A UNESCO World Heritage Site blending colonial history with contemporary sailing culture. Explore

by private guide for deeper context and access. nationalparksantigua.com

Local Markets & Artisan Studios

Discover Antiguan craft traditions — from handwoven textiles to contemporary Caribbean art at Zemi Art Gallery and Fig Tree Studio. thoroughlytravel.com

Sailing Week & Regatta Experiences

VIP access to Antigua Sailing Week and international regattas — a front-row seat to world-class competition and island glamour. sailingweek.com

**ADVENTURE,
REFINED**

Helicopter Island Tours

Aerial views of Antigua’s 365 beaches — a spectacular way to understand the island’s scale and beauty.

calvinair.com



Rainforest Canopy & Hiking Trails

Private guided hikes through lush interiors, culminating in panoramic coastal vistas.

islandroutes.com

Offshore Island Hopping

Day expeditions to Barbuda for untouched beaches, frigate bird sanctuaries, and complete seclusion.

captainjacktours.com



**WELLNESS &
RESTORATION**

Cliffside Sunrise Yoga

Private sessions overlooking the Caribbean Sea.

theescapeantigua.com

In-Residence Spa Rituals

Massage therapy, beauty treatments, and holistic wellness curated within your residence.

shartravelspa.com

Ocean Swim & Paddleboarding Mornings

Begin the day in calm, translucent waters just steps from home. tripadvisor.com

CULINARY DISCOVERIES

Waterfront Dining Along Jolly Harbour

Arrive by boat or by foot — relaxed yet refined marina-side restaurants. — *Al Porto, Ffryes Beach Bar, Sheer Rocks and Sea Dream.*



Chef’s Table Evenings

Private chef experiences featuring locally sourced seafood and Caribbean flavours.

bookantigua.travel

Rum & Cigar Tastings

Curated pairings showcasing regional

distilleries and heritage brands. islandroutes.com

EFFORTLESS EVERYDAY LUXURY

Pre-Arrival Grocery Provisioning

Arrive to a fully stocked kitchen — curated to your personal preferences.

Island Shopping in St. John’s

Heritage Quay and Redcliffe Quay offer duty-free luxury, jewellery, and boutique discoveries within 25 minutes.



BESPOKE, BY DESIGN

The Residence Owners’ Services Team curates every experience — from private aviation transfers to yacht charters, exclusive dining, and cultural immersion.

In Antigua, life is not scheduled — it is orchestrated.

ISLAND PROVISIONS & SERVICES

GROCERY & FOOD SUPPLIES

Epicurean Fine Foods

Large, well-stocked supermarket in Jolly Harbour Marina with groceries, fresh produce, deli, bakery, beer, wine & basic provisions.

+1 268-481-5480

Typically 8am – 9pm daily

Vincy's Fresh Produce

Fresh local fruits & vegetables stall within Jolly Harbour area.

+1 268-772-4541

VM'S Aunt Mem's Supermarket

Small local grocery near Bolands (just outside Jolly Harbour).

+1 268-562-7822

PHARMACIES & HEALTH SUPPLIES

Sysco Pharmacy

Pharmacy in the Jolly Harbour commercial centre (basic prescriptions & OTC meds).

Typically 9am – 5pm

Heartland Pharmacy Plus

Pharmacy in Bolands, a short drive from Jolly Harbour.

+1 268-562-9950

LIQUOR & BEVERAGE STORES

Crab Hole Liquors

Popular liquor store in Piccadilly (15-20 min drive).

Quin Farara Liquor Store

Liquor shop in St. John's.

Duty-free options at Premier

Cru V.C. Bird International

Airport if travelling through the airport.

ACTIVITIES & ATTRACTIONS NEAR JOLLY HARBOUR

Jolly Harbour itself is a vibrant base for water activities, beach days, and local experiences.

The area combines a marina, boating, beach relaxation, and easy access to other highlights around the west coast.

antiguabeachvacations.com

OUTDOOR & WATER FUN

Jolly Beach – Long stretch of white sand great for swimming and sunbathing right by Jolly Harbour.

trustedtravelvoices.com

Snorkelling & Boat Tours –

Many operators in the marina offer snorkel trips, reef tours, sunset sails, and fishing charters.

antiguabeachvacations.com

Kayaking or Paddleboarding –

Explore calm waters around the harbour and mangroves.

trustedtravelvoices.com

NEARBY BEACHES & NATURE

Darkwood Beach – Beautiful beach near Jolly Harbour, known for snorkeling, breezy surf and scenic views.

trustedtravelvoices.com

WATER SPORTS & MARINE ACTIVITIES

Diving, snorkel tours & stingray experiences – Local providers offer guided tours from the marina.

antiguabeachvacations.com

DAY TRIPS & MAJOR SITES (SHORT DRIVE)

Nelson's Dockyard National

Park – Historic Georgian dockyard and UNESCO World Heritage site in English Harbour (-40-50 min drive).

trustedtravelvoices.com

Shirley Heights Lookout

(Sunset Party) – Famous lookout with panoramic views and weekly BBQ & music (weekend evenings).

trustedtravelvoices.com