

# MAGNOLIA

---

## 2 BEDROOM

### FLOORPLANS

NIKKI  BEACH  
RESIDENCES  
*Antigua*



# MAGNOLIA

2 BEDROOM  
2 BATHROOM

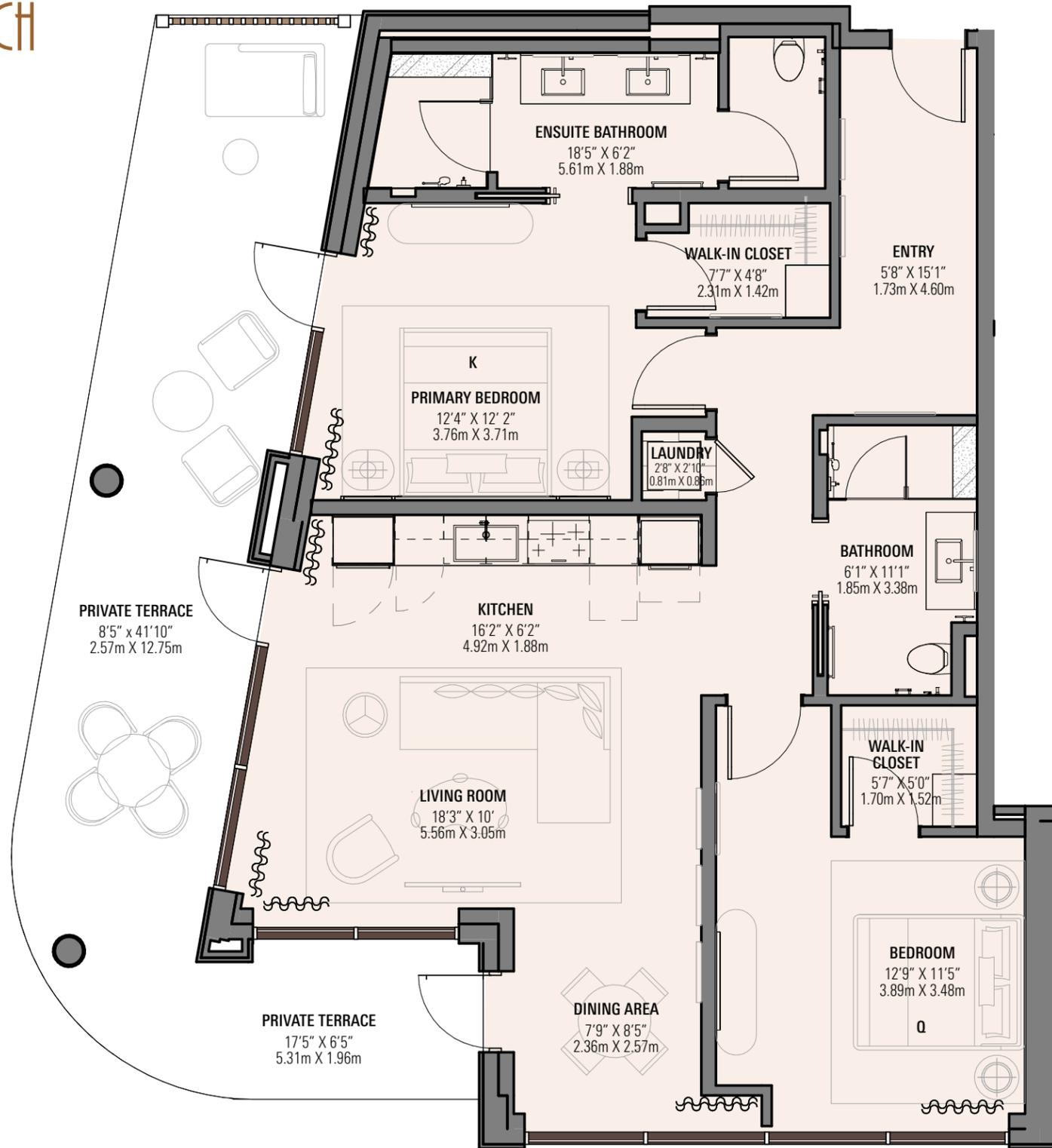
TYPE: PLAN C

Beautiful wrap-around balcony with exceptional space offering the optimal primary bedroom layout and open concept living.

MARINA SUNRISE VIEW



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**2 BEDROOM  
2 BATHROOM**

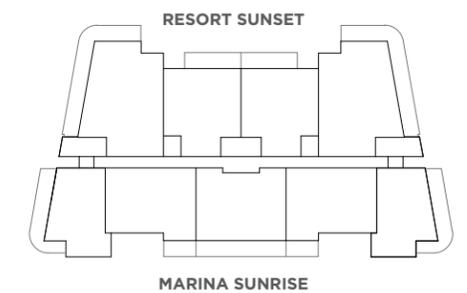
**TYPE: PLAN C**

MARINA SUNRISE VIEW

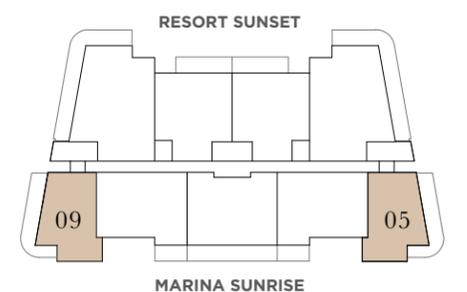
	SQ.FT.	SQ.M
<b>INTERIOR</b>	1,306	121.3
<b>EXTERIOR</b>	437	40.6
<b>TOTAL</b>	<b>1,743</b>	<b>161.9</b>

**MAGNOLIA**

FLOORS 2, 3 & 4



GROUND FLOOR



**BUILDING**  
MAGNOLIA (R2)

**PLAN**  
C

**5 AVAILABLE PLANS OF THIS TYPE**  
A, B, C, E, F

**TOTAL NUMBER OF "2 BEDROOM - PLAN C" UNITS**  
18

**RESIDENCE NUMBERS FOR 2 BEDROOM PLAN C (2 UNITS)**  
105/109



# MAGNOLIA

2 BEDROOM  
2 BATHROOM

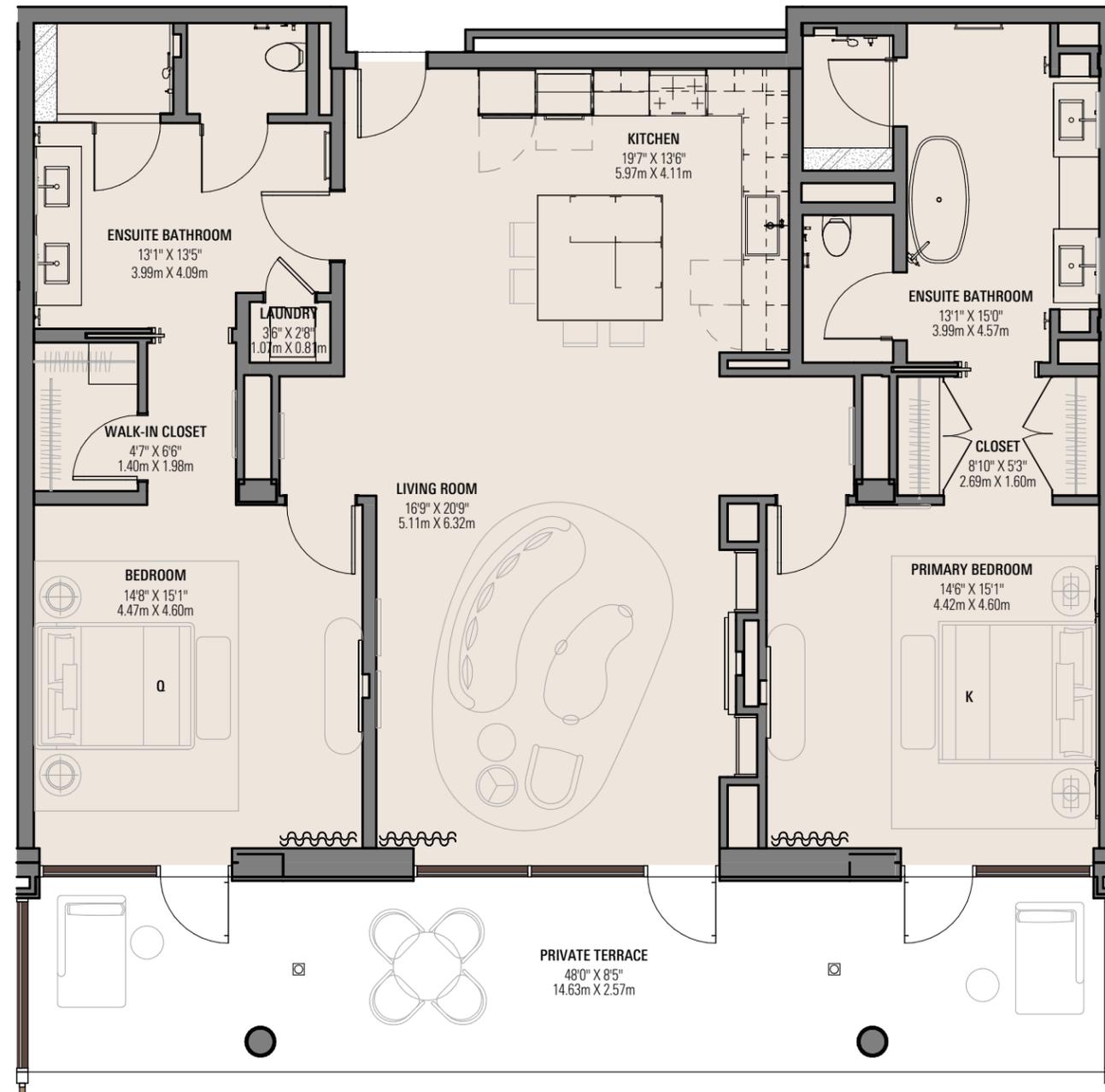
TYPE: PLAN D

Two bedroom with an open concept kitchen and living room with a breathtaking private terrace.

MARINA SUNRISE VIEW



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## 2 BEDROOM 2 BATHROOM

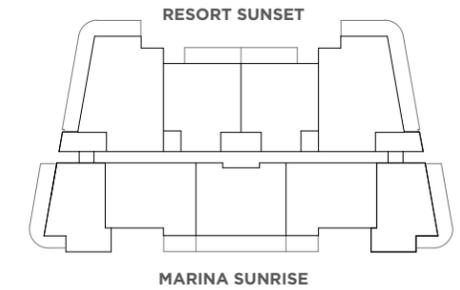
### TYPE: PLAN D

MARINA SUNRISE VIEW

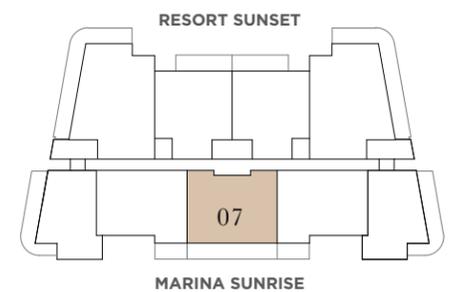
	SQ.FT.	SQ.M
INTERIOR	1,770	164.4
EXTERIOR	409	38
<b>TOTAL</b>	<b>2,179</b>	<b>202.4</b>

## MAGNOLIA

FLOORS 2, 3, & 4



GROUND FLOOR



**BUILDING**  
MAGNOLIA (R2)

**PLAN**  
D

**8 AVAILABLE PLAN OF THIS TYPE**  
A, B, C, D, E, F, G, H

**TOTAL NUMBER OF "2 BEDROOM - PLAN D" UNITS**  
34

**RESIDENCE NUMBERS FOR 2 BEDROOM PLAN D (1 UNIT)**  
107



# MAGNOLIA

2 BEDROOM  
2 BATHROOM

TYPE: PLAN G

Two bedroom with an open concept kitchen and living room built for effortless hosting.

MARINA SUNRISE VIEW



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## 2 BEDROOM 2 BATHROOM

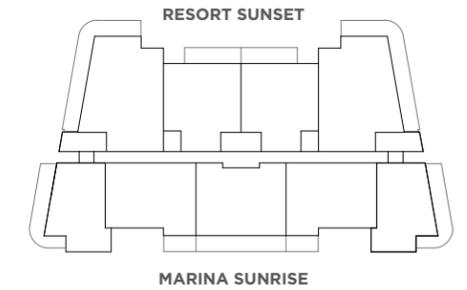
### TYPE: PLAN G

MARINA SUNRISE VIEW

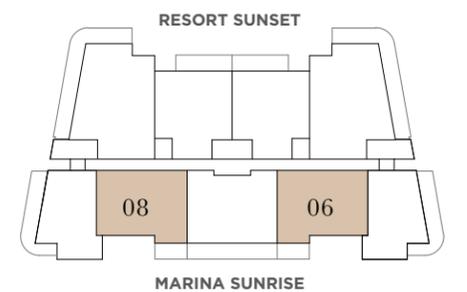
	SQ.FT.	SQ.M
<b>INTERIOR</b>	1,691	157.1
<b>EXTERIOR</b>	146	13.6
<b>TOTAL</b>	<b>1,837</b>	<b>170.6</b>

## MAGNOLIA

FLOORS 2, 3, & 4



GROUND FLOOR



**BUILDING**  
MAGNOLIA (R2)

**PLAN**  
G

**8 AVAILABLE PLANS OF THIS TYPE**  
A, B, C, D, E, F, G, H

**TOTAL NUMBER OF "2 BEDROOM - PLAN G" UNITS**  
34

**RESIDENCE NUMBERS FOR 2 BEDROOM PLAN G (2 UNITS)**  
106/108



- VILLA ENCLAVE:
- |            |              |
|------------|--------------|
| 1. APRA    | 5. ALLAMANDA |
| 2. CASSIA  | 6. MAHOGANY  |
| 3. MARANTA | 7. ZAMIA     |
| 4. ORCHID  |              |

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# MAGNOLIA

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2 BATHROOM

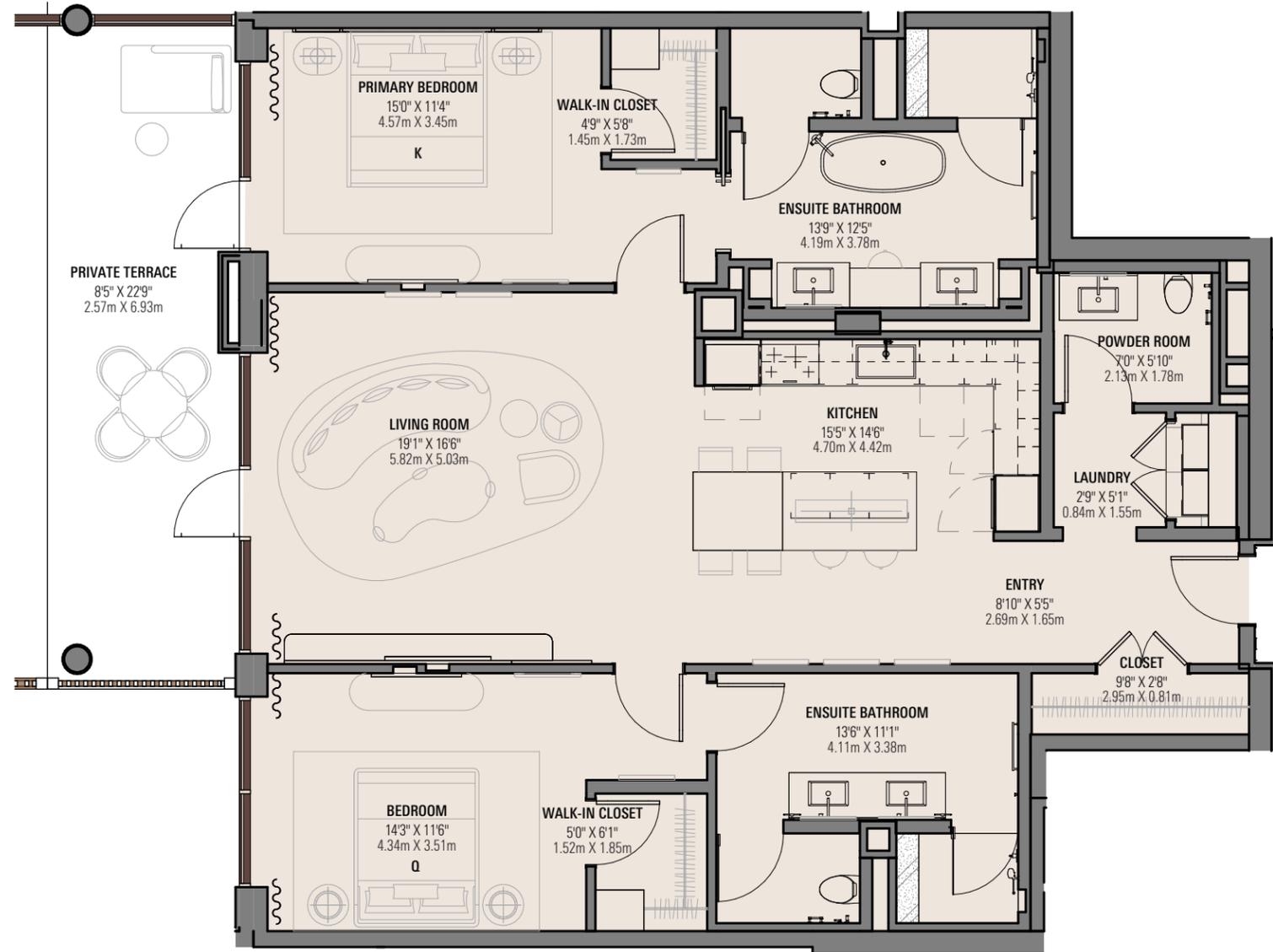
TYPE: PLAN H

Spectacular dual ensuite two bedroom residence with breathtaking resort and ocean-facing sunsets.

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RESORT SUNSET VIEW





## 2 BEDROOM 2 BATHROOM

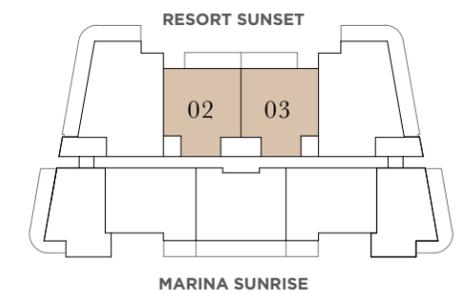
### TYPE: PLAN H

RESORT SUNSET VIEW

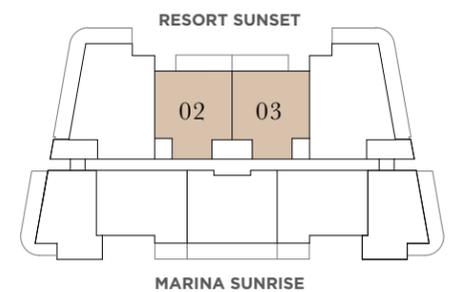
	SQ.FT.	SQ.M
INTERIOR	1,676	155.7
EXTERIOR	256	23.8
<b>TOTAL</b>	<b>1,932</b>	<b>179.5</b>

## MAGNOLIA

FLOORS 2, 3, & 4



GROUND FLOOR



**BUILDING**  
MAGNOLIA (R2)

**PLAN**  
H

**8 AVAILABLE PLANS OF THIS TYPE**  
A, B, C, D, E, F, G, H

**TOTAL NUMBER OF  
"2 BEDROOM  
- PLAN H"  
UNITS** 34

**RESIDENCE NUMBERS FOR 2 BEDROOM PLAN H (8 UNITS)**  
102/103/202/203/302/303/402/403