

FOUR BEDROOM VILLA

OPERATING SUPPLIES & EQUIPMENT (OS&E)

FURNITURE, FIXTURES & EQUIPMENT (FF&E)

NIKKI  BEACH
RESIDENCES
Antigua

DESIGNED TO MAKE
EVERY ARRIVAL
FEEL EFFORTLESS.

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4 BEDROOM VILLA
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BEDROOM

QTY	ITEM
3	Mattress 200x200
3	Mattress Topper 200x200
3	Mattress Pad 200x200
3	Flat Sheet 200x200
3	Top Sheet 200x200
2	Mattress 160x200
2	Mattress Topper 180x200
2	Mattress Pad 180x200
2	Flat Sheet 180x200
2	Top Sheet 180x200
16	Rectangular Back Pillow
16	Rectangular Pillowcase
16	Rectangular Pillow Protector
5	Duvet Insert (to match size)
5	Duvet Cover (to match size)
20	Coffee Table Book
4	Coffee Table Amenities Bowl (Fruit)
6	Flower Vase
5	Bedside Table Jewelry Box
1	TV 55-inch
1	TV Mount
1	TV Remote Holder
4	TV 65-inch
4	TV Mount
4	TV Remote Holder

ENTRANCE DOOR

QTY	ITEM
1	DND Sign
1	MUR Sign

CLOSETS

QTY	ITEM
8	Robe
8	Slippers
8	Flip Flop
8	Slippers Bag
4	Luggage Rack
4	Shoe Horn
4	Cloth Brush
4	Lint Brush
4	Shoe Shine Mitt
4	Shoe Bag
4	Shoe Tray
32	Hanger - Coat
32	Hanger - Clip
32	Hanger - Bar
8	Silk Hanger - Padded
3	Steamer
3	Steamer Bag
3	Steamer Box
1	Iron Bag
4	Laundry Bag
4	Laundry Box
4	Wet Bag
3	Closet Pillow Case
3	Pillow Protector (Standard)
3	Closet Pillow (Standard)
1	Safe
1	Safe Tray
1	Cable Tie
4	Tote Beach Bag
4	Umbrella
4	Laundry List
4	Pen
3	Adapter



SINK COUNTER AND WALLS

QTY	ITEM
4	Vanity Tray
4	Ring Holder
6	Tissue Box
4	Body Lotion Pump
4	Toilet Roll Bag
6	Soap Pump
8	Hand Soap Dish
1	Bath Salt Container
4	Amenities Box
1	Bathtub Tray
1	Bathtub Pillow
5	Face Towel Tray
4	Hairdryer
3	Dyson Stand
1	Hairdryer Box
4	Shower Cap
8	Nail Care Kit
8	Vanity Kit
8	Sanitary Cap
8	Shaving Kit
8	Toothbrush
4	Mosquito Repellent
8	Bathroom Glasses
4	Weight Scale
8	Bath Mats shower
8	Bath Mats
10	Bath Towels
12	Hand Towels
12	Face Towels
4	Makeup Mirror
4	Wastebasket
4	Small Flower Vase

BATHROOM TOILET

QTY	ITEM
5	Toilet Wastebin

SHOWER

QTY	ITEM
4	Dispenser Brackets
4	Shampoo
4	Conditioner
4	Body Wash
1	Small Shampoo
1	Small Conditioner
1	Small Body Wash

TERRACE

QTY	ITEM
4	Ashtray

MINIBAR

QTY	ITEM
1	Electric Tea Kettle
1	Coffee Maker Upgrade
16	Coffee Capsules
8	Decaf Coffee
8	Tea - Earl Gray
8	Tea - English Breakfast
8	Tea - Countess Grey (Citrus)
10	Raw Sugar
10	Splenda Sugar Substitute
8	Equal Sugar Blue Packet
10	Sweet Substitute Packet
8	International Delight Creamer
10	Stirrer
1	Coffee and Tea Box
1	Ice Bucket and Tongs
1	Tongs
1	Mini Bar Tray
1	Cocktail Set
1	Linen Cocktail Napkin
18	Coaster
1	Mini Bar Tray



KITCHEN

QTY	ITEM
1	Large Fridge
8	Coffee Cup
8	Tea Cup
16	Tea Spoon
1	Wine Opener
12	Wine Glass
12	Champagne Flute
12	High Ball
12	Double Old Fashion Glass
2	Decanter
12	Linen Napkins
12	Napkin Rings
12	Placemat
1	Sugar Bowl
1	Cheese Board
1	Oven Mitt & Small Cloth
12	Chopsticks
1	Condiment Tray
12	Dinner Forks
12	Dinner Knives
12	Steak Knives
12	Soup Spoons
6	Serving Spoon
1	Slotted Spoon
1	Sauce Pan
1	Casserole 22 cm with Lid
2	Sauté Pan
3	Pan Non-stick with Lid Size 28 x 7.6cm
1	Pan Non-stick with Lid Size 24 x 7.0cm
1	Multipurpose Kitchen Scissors
1	Stainless Steel Swivel Peeler
1	Cheese Grater
1	Whisk
1	Tongs 23cm / Spatula
1	Tongs
1	Slotted Turner
1	Spoonula

QTY	ITEM
1	Slotted Spoon
1	Pepper Mill
1	Salt Mill
1	Knife Holder (Over Counter)
1	Knife Set (Large)
1	Double Roll Foil Cutter
2	Cutting Board
2	Bread Basket
1	Blender
1	Toaster
1	Strainer
12	Dinner Plates
12	Coupe Plate
12	Side Plates
12	Bowls (Cereal/Soup)
12	Dessert Plates
2	Serving Platter (Medium)
2	Salad Bowl (Large)
12	Soup Bowl

BEDROOM COUNTER

QTY	ITEM
4	Waste Basket
4	Guest Item Tray
3	QR Code
3	NB Magazine
4	Guest Directory Booklet
8	Notepad
8	Pen
5	Telephone Main Salon aux Rooms

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AREA RUG

CODE	ITEM NAME	QTY
VIL-100A-AR	Area Rug Pad	1
VIL-100-AR	Area Rug at Living Room	1
VIL-101A-AR	Area Rug Pad	1
VIL-101-AR	Area Rug at Lower Level Master Bedroom	1
VIL-102A-AR	Area Rug Pad	1
VIL-102-AR	Area Rug at Lower Level Double Queen Bedroom	1
VIL-103A-AR	Area Rug Pad	1
VIL-103-AR	Area Rug at Upper Level Master Bedroom	1
VIL-104A-AR	Area Rug Pad	1
VIL-104-AR	Area Rug at Upper Level Secondary Bedroom	1
VIL-105-AR	Area Rug at Terrace	2

ART

CODE	ITEM NAME	QTY
VIL-700-ART	Art at Entry	1
VIL-701A-ART	Pair of Art at Living	1
VIL-701B-ART	Pair of Art at Living	1
VIL-702-ART	Art at Stairwell	1
VIL-703-ART	Art at Double Queen Bedroom	1
VIL-704-ART	Art at Double Queen Bedroom Lounge Chair	1
VIL-705-ART	Art at Upstairs Master Bedroom	1
VIL-706-ART	Art at Upstairs Secondary Bedroom	1
VIL-707-ART	Art at Upstairs Secondary Bedroom Sofa	1
VIL-708-ART	Art at Upstairs Secondary Bedroom Sofa	1

WINDOW TREATMENT

CODE	ITEM NAME	QTY
VIL-600-WT	Motorized Drapery at Living Room	1
VIL-601-WT	Motorized Drapery in Lower Level Master Bedroom	1
VIL-602-WT	Motorized Drapery at Lower Level Double Queen Bedroom	1
VIL-604-WT	Motorized Drapery Fabrication at Upstairs Master Bedroom	1
VIL-605-WT	Motorized Drapery at Upper Level Secondary Bedroom	1



CASEGOOD

CODE	ITEM NAME	QTY
VIL-200-CG	Interior Dining Table	1
VIL-201-CG	Coffee Table at Living	1
VIL-202-CG	Outdoor Dining Table	2
VIL-203-CG	Outdoor Coffee Table	2
VIL-204-CG	Outdoor Side Table	6
VIL-206-CG	Coffee Table at Lower Master Bedroom	1
VIL-207-CG	Lower Level King Master Bed	1
VIL-208-CG	Lower Level Queen Bed	2
VIL-209-CG	Lower Level Queen Nightstand	1
VIL-210-CG	Lower Level Queen Dresser	1
VIL-211-CG	Side Table at Living	1
VIL-212-CG	Nesting Coffee Tables at Upstairs Master Bedroom	1
VIL-213-CG	King Bed at Upstairs Master	1
VIL-214-CG	Nightstands at Upstairs King Master Bedroom	2
VIL-215-CG	Dresser at Upstairs Master Bedroom	1
VIL-216-CG	Coffee Table at Upstairs Secondary Bedroom	1
VIL-217-CG	Upstairs Secondary King Bed	1
VIL-218-CG	Upstairs Secondary Bedroom Nightstands	2
VIL-219-CG	Upstairs Secondary Bedroom Dresser	1

LIGHTING (HARDWARE)

CODE	ITEM NAME	QTY
LT-401	Decorative Pendant at Kitchen Island	1
LT-402	Decorative Pendant at Master Bedroom	1
LT-403	Decorative Pendant at Master Bath	4
LT-404A	Decorative Pendant at Secondary Bedroom	1
LT-404B	Decorative Pendant at Secondary Bedroom	1
LT-405	Lit Mirror at Secondary Bath	1
LT-406	Lit Mirror at Secondary Bath	1
LT-407	Decorative Pendant at Powder Bath	1
LT-408	Art Light	2
LT-409	Decorative Pendant at L2 Master Bath	2
LT-410	Decorative Pendant at L2 Secondary Bedroom	1
LT-411	Lit Mirror at L2 Secondary Bedroom	2
LT-412	Decorative Sconce at L2 Powder Bath	2
LT-413	Ceiling Fan at Outdoor Terrace	3



MIRROR

CODE	ITEM NAME	QTY
VIL-800-MR	Mirror at Lower Level MasterBath	2
VIL-801-MR	Full Length Mirror at Closet	3
VIL-802-MR	Mirror at Upper Level PowderBath	1
VIL-803-MR	Mirror at Dry Vanity at Upper Master Bedroom	1
VIL-804-MR	Mirror at Lower Level Half Bath	1

PILLOW FABRICATION

CODE	ITEM NAME	QTY
VIL-315B-PI	24" Pillow Fabrication at Sofa	2
VIL-315D-PI	24" Pillow Fabrication at Sofa	2
VIL-400-PI	Kidney Pillow at Living Room Sofa	2
VIL-401-PI	20" X 20" Pillow at Living Room Sofa	3

PORTABLE LIGHTING

CODE	ITEM NAME	QTY
VIL-500-LT	Floor Lamp at Living	1
VIL-501-LT	Floor Lamp at Double Queen Bedroom	1
VIL-502-LT	Console Lamp at Lower Level Master Bedroom	1
VIL-503-LT	Nightstand Lamp at Lower Level Master Bedroom	1
VIL-504-LT	Nightstand Lamp at Upstairs Master Bedroom	2

SEATING

CODE	ITEM NAME	QTY
VIL-300-SG	Interior Dining Chair	8
VIL-301-SG	Sofa at Living	1
VIL-302-SG	Lounge Chair at Living	1
VIL-303-SG	Outdoor Dining Chair	16
VIL-304-SG	Outdoor Sectional	1
VIL-305-SG	Outdoor Lounge Chair	2
VIL-306-SG	Outdoor Chaise	8
VIL-307-SG	Outdoor Daybed	2
VIL-308-SG	Lounge Chair at Lower Level Master Bedroom	2
VIL-309-SG	Bench at Lower Level Master Bedroom	1
VIL-310-SG	Lounge Chair at Lower Double Queen Bedroom	1
VIL-311-SG	Bench at Queen Beds	2
VIL-312-SG	Counter Stool	4
VIL-313-SG	Stool at Closet/Dry Vanity	4
VIL-314-SG	Bench at Upstairs Master Bedroom	1
VIL-315-SG	Sofa at Secondary Upstairs Bedroom	1



APPLIANCES

CODE	ITEM NAME
AP-310	Bosch 24" Dishwasher
AP-331B	Gaggenau 30" Built-In Refrigerator
	Gaggenau 30" Built-In Freezer
AP-332	Gaggenau 36" Induction Cooktop
AP-334	Gaggenau 30" Convection Oven
AP-335	Gaggenau 24" Wine Climate Cabinet
AP-340	Gaggenau 30" Warming Drawer
AP-341	Gaggenau 24" Warming Drawer
AP-342	Gaggenau 24" Built-In Espresso Machine
AP-344	Gaggenau 30" Microwave Oven
AP-350	Bosch 24" Compact Washer
	Bosch 24" Compact Heat Pump Dryer
AP-333	Bosch 36" Custom Insert Vent Hood
AP-360	Coyote Outdoor Grille
AP-361	True Outdoor U.C. Refrigerator

NOTES:

- * REFERENCE UNIT PLANS & ELEVATIONS FOR OVEN & MICROWAVE LOCATIONS
- * GC TO CONSULT WITH OWNERSHIP REGARDING APPLIANCE ACCESSORY OPTIONS



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