



Luxury International

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Nikki Beach Antigua - An Unforgettable Home in Paradise



Nikki Beach Antigua

AN UNFORGETTABLE HOME IN PARADISE

"The Residences at Nikki Beach Resort & Spa Antigua set a new standard for living in the Caribbean. This is more than premium real estate; it is a way to bring Nikki Beach home with you and, at its heart, a true Celebration of Life in paradise," says Lucia Penrod, Co-Founder and CEO of Nikki Beach Hospitality Group.



Antigua's luxury landscape is entering a new chapter as The Residences at Nikki Beach Resort & Spa Antigua unveil new visuals and details ahead of their official sales launch in early 2026. Positioned as the first Nikki Beach Resort in the Western Hemisphere, this landmark USD \$400 million development introduces a new benchmark for branded resort living in the Caribbean - where architectural elegance, lifestyle hospitality, and oceanfront ownership converge.

Nikki Beach Hospitality Group, in collaboration with Ayre Group, is unveiling the branded residences at Nikki Beach Resort & Spa Antigua, with residences priced from USD \$1.2 million and luxury beachfront villas from USD \$5.5 million. A groundbreaking ceremony was held in October 2024. Residential sales are scheduled to

launch in early 2026, with completion anticipated in Q4 2029 and the resort opening planned for 2030.

This exceptional location, currently undergoing a remarkable re-envisioning, remains one of the region's last undiscovered gems, offering an ideal setting for those seeking authentic luxury away from the well-trodden paths of traditional Caribbean destinations. Antigua is famously known as the "Land of 365 Beaches" - one for every day of the year.

Set along the island's celebrated Jolly Beach, the longest beach in the country, the project combines the signature energy and sophistication of Nikki Beach with the effortless beauty of Antigua's west coast, creating a world-class destination for discerning global residents and lifestyle investors.



The Residences at Nikki Beach Resort & Spa Antigua offer more than a home; they become an integral part of one of the world's most celebrated beach club and resort brands. With turnkey living, exclusive lifestyle privileges, and eligibility under Antigua & Barbuda's prestigious Citizenship by Investment Programme (CIP), the residences provide an exceptional opportunity for Antiguan citizenship and legacy ownership.

Situated in the heart of the Caribbean, Antigua and Barbuda offers an exceptional quality of life, defined by pristine beaches, political stability, and strong Commonwealth ties. The Residences are ideally located just 30 minutes from V. C. Bird International Airport, with excellent global connectivity via direct flights from major cities including New York, Miami, Toronto, London and Frankfurt, with new routes scheduled from Dubai, Cartagena and Bogotá.

As a recognised UNESCO site, Antigua boasts a rich cultural heritage and vibrant local scene, making it an increasingly desirable destination for luxury living.

The master plan and architectural design are by HKS Architects, inspired by the concept of a "Garden by the Sea." Drawing from Antigua's sandy shores, turquoise waters and lush greenery, the design incorporates eco-conscious elements alongside state-of-the-art smart-home technologies. Interiors are curated by ROAM Interior Design Studio, featuring open-plan layouts, expansive terraces, and breathtaking ocean and marina views that seamlessly blend relaxed living with refined design. The development will comprise



82 hotel rooms and suites, seven beachfront four-bedroom luxury villas, and 127 spacious branded residences.

This transformative development is the result of a collaboration between the island of Antigua and the Nikki Beach brand, both united by a shared culture of freedom, vibrancy, and laid-back living.

Nikki Beach Residences represent a statement of luxury at home, fostering a global community united by shared tastes, values, and an appreciation for elevated living. Residents benefit from a dedicated lifestyle programme and a wide range of à la carte services, fully immersed in the Nikki Beach experience, thoughtfully curated around the brand's six core pillars: music, dining, entertainment, fashion, film, and art.

The success of the residences is largely attributed to the seamless connection between private homes and the brand's vibrant lifestyle offerings. Owners are invited into a world of joyful indulgence, with direct beach access, oceanfront pools, and an on-site Beach Club featuring a private boat-tender docking for seamless

arrival by sea. Additional amenities include an 11,000-square-foot world-class Spa and Wellness Centre with aquatic facilities and a yoga deck; an exclusive Residence Owners' Lounge and private gym; a dedicated Kids' Club and teens' lounge, The Reef; and a diverse selection of resort dining options, including Escape Restaurant.

Founded by entrepreneurs Jack Penrod and Lucia Penrod, Nikki Beach Hospitality Group epitomises barefoot luxury, curating transformative lifestyle experiences through its portfolio of iconic beach clubs, hotels, resorts, residences, dining concepts, and pop-ups, alongside the group's newest restaurant concept, Lucia. Present in some of the world's most sought-after destinations, Nikki Beach is internationally recognised among the finest beach clubs and resorts.

Across its expanding portfolio, Nikki Beach Hospitality Group continues to set new benchmarks in luxury travel and lifestyle experiences.

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