

NIKKI BEACH
RESIDENCES
Antigua



PROJECT OVERVIEW

TABLE OF CONTENTS

SUMMARY	3
PROJECT DESCRIPTION	4
KEY PARTNERS	4
LOCATION	5
DESIGN	5
EXPERIENCES AND SERVICES	6
RESIDENCES	6
BENEFITS OF OWNERSHIP AT THE RESIDENCES AT NIKKI BEACH RESORT & SPA ANTIGUA	7
HOW OWNERSHIP WORKS	8
YOUR PATH TO OWNERSHIP	8
CITIZENSHIP BY INVESTMENT PROGRAMME (CIP) BENEFITS	8
COMMUNITY BENEFITS	9
POINTS OF INTEREST	9
ABOUT AYRE GROUP	9
ABOUT NIKKI BEACH HOSPITALITY GROUP	10

SUMMARY

LOCATION: Jolly Beach, Antigua

AIRPORT: V.C. Bird International Airport (ANU) — 30 minutes by car

HOTEL ROOMS: 82

TOTAL RESIDENCES: 134 — 7 Luxury Beachfront 4-bedroom Villas and 127 Branded Residences up to 3-bedrooms with ocean, marina and/or garden views.

LAUNCH PRICING: Beachfront Living from \$ 1.2 million

ANTICIPATED TIMELINE: Project completion scheduled for 2029; Official Opening anticipated in 2030

CONTACT:

NORTH AMERICA + CARIBBEAN: Quinn PR: NikkiBeachAntigua@quinn.pr

UK + ROW: Mercury Comms: NikkiBeachAntigua@mercurycomms.com



PROJECT DESCRIPTION

The Residences at Nikki Beach Resort & Spa Antigua will mark a new era of luxury on the island as Antigua's first-ever luxury branded resort, set along the breathtaking shores of Jolly Beach, the longest of Antigua's 365 beaches.

Featuring 134 private Branded Residences, including seven beachfront villas, the property blends Nikki Beach's signature barefoot luxury and world-renowned, vibrant lifestyle with the natural beauty of the Caribbean and Antigua's authentic, pristine and relaxed charm.

Owners will enjoy privileged access to signature Nikki Beach experiences and services, the lively Nikki Beach Antigua Beach Club and the laid-back elegance of the oceanfront Beach Shack, combined with exceptional dining and wellness offerings, all infused with the brand's "Celebration of Life" spirit.

This exclusive retreat is designed for those seeking both refined relaxation and vibrant social experiences, seamlessly integrating Nikki Beach's legendary six pillars of music, dining, entertainment, fashion, film, and art into everyday living.

From serene mornings by the water to lively afternoons at the Beach Club, ownership at The Residences at Nikki Beach Resort & Spa Antigua will offer a unique lifestyle that connects residents to nature, community, and the brand's globally renowned atmosphere.

Groundbreaking took place in October 2024. The Sales Launch is scheduled for 2026, with vertical construction anticipated in Summer 2026, completion expected in 2029 and the Resort opening scheduled for 2030.

KEY PARTNERS



DEVELOPER:
Ayre Group



ARCHITECT:
HKS Architects



INTERIOR DESIGN:
ROAM Interior
Design Studio



SALES AND MARKETING:
Blueprint Global



LOCATION

The Residences at Nikki Beach Resort & Spa Antigua is ideally situated on legendary Jolly Beach, only 30 minutes from V.C. Bird International Airport. With direct flights from international gateways including London (9 hours), Toronto (5 hours) and Miami (3 hours) presently scheduled daily, the resort's ideal location provides convenient proximity to marinas, golf courses, vibrant nightlife, and fine dining.

Situated in the heart of the Caribbean, Antigua and Barbuda offers an exceptional quality of life with pristine beaches, a stable political environment, and strong Commonwealth ties. The islands boast excellent global connectivity with direct flights from major cities including New York, Miami, Toronto, London, Frankfurt and soon Dubai, with new routes scheduled to open from Cartagena and Bogota.

As a recognised United Nations Educational, Scientific and Cultural Organisation (UNESCO) site, Antigua offers a rich cultural heritage and vibrant local scenes, making it an increasingly sought-after destination for luxury living.

DESIGN

Inspired by the island's natural beauty, The Residences at Nikki Beach Resort & Spa Antigua is envisioned as a seamless blend of barefoot elegance and contemporary luxury. Featuring a master plan and design by **HKS Architects**, the architecture is inspired by this "Garden by the Sea" and draws from Antigua's sandy shores, turquoise waters, and lush greenery, using natural materials including weathered wood, hand-smoothed plaster, and locally inspired stone to create a connection to place, erasing the line between indoors and outdoors. Each structure is positioned to frame views of the sea, marina, or gardens, immersing residents in the island's serene landscape.

Interiors are designed by **ROAM Interior Design Studio** to capture a sense of relaxed sophistication, with neutral palettes accented by soft corals and ocean blues, woven textures, and handcrafted finishes. Expansive windows and open layouts also blur the boundaries between indoors and out with natural light, while details such as rope accents, artisanal textiles, and worn metals lend authenticity. Branded plumbing fixtures and premium kitchen appliances further elevate the experience, ensuring both form and function meet the highest standards. The result is an environment that feels both refined and rooted, perfect for unwinding while staying deeply connected to the island setting.

The Branded Residences and Luxury Villas, as well as shared spaces, all embrace a lifestyle of discovery and connection to nature. Whether lounging by an infinity-edge pool that melts into the horizon, relaxing in a private garden cabana, or retreating to a spa inspired by the island's wave patterns, each moment is thoughtfully designed to evoke a sense of place.



EXPERIENCES AND SERVICES

The Residences at Nikki Beach Resort & Spa Antigua will offer an array of world-class experiences and services designed for both relaxation and adventure, seamlessly blending luxury living with the vibrant Nikki Beach lifestyle:

- **Five food and beverage outlets**, offering a mix of casual beach eats and drinks, and upscale options.
- **Two heated resort pools.**
- **Private Residence Owners' Lounge** with exclusive services desk, private gym, and meeting room.
- **Dedicated Director of Residences and 24/7 Owners' Concierge** will ensure a seamless, turnkey lifestyle while offering each Owner a curated experience from arranging Private Arrivals and events through stays, to managing their homes.
- **Wellness Nikki Spa and Tone Gym** featuring a 11,000 square foot fitness centre, beauty parlour, indoor/outdoor cabana treatment rooms, cryotherapy, hydrothermal, infra-red light and IV therapies, sensory-deprivation, hyperbaric and snow rooms, and plunge pools.
- **Yoga deck** for mindful movement and private or group sessions.
- Aquatic Centre offers complete services for water-based activities.
- **The Reef** - Kids & Teen Club with tailored programme for toddlers, children, and teens up to 16.
- **Private tender drop-off** at the Nikki Beach Antigua.
- **Nikki Beach Shop** is a curated lifestyle boutique that will offer an array of branded apparel and resort wear, accessories, home and lifestyle items and local boutique gifts.
- **Direct access** to full resort services. Owners receive a personal ID card that identifies them as VIPs at the resort, providing access to owner-only benefits including price reductions, exclusive offers on services and access to a suite of property management services.

RESIDENCES

The Residences at Nikki Beach Resort & Spa Antigua is a landmark branded resort and residential development on Jolly Beach, offering 134 fully turnkey, Citizenship by Investment Programme (CIP)-eligible residences with stunning garden, ocean, or marina views. Residences are designed for flexible use whether it be a primary residence, seasonal retreat, or a lifestyle investment.

- A curated selection of 127 Private Branded Residences designed to meet varying lifestyle preferences and investment goals, offering ocean, marina and garden views and reflecting the Resort's prime oceanfront location and luxury positioning.
 - Studios from 692 to 836 ft² (64 to 77 m²)
 - One Bedrooms from 856 to 1,382 ft² (80 to 128 m²)
 - Two bedrooms from 1,491 to 2,170 ft² (138 to 201 m²)
 - Three Bedrooms from 2,288 to 2,979 ft² (212 to 277 m²)
- Seven expansive 6,569 ft² (610 m²) Four Bedroom Luxury Beachfront Villa Residences offer unparalleled ocean views and beachfront access.

Each residence is delivered fully finished and furnished with a curated FF&E package that reflects the brand's signature style and commitment to quality. Please note that the FF&E package, private parking, and secure storage options are priced separately to allow for tailored ownership experiences.



BENEFITS OF OWNERSHIP AT THE RESIDENCES AT NIKKI BEACH RESORT & SPA ANTIGUA

The Residences at Nikki Beach Resort & Spa Antigua will offer a bespoke real estate ownership experience with built-in trust, global recognition, and enhanced resale value.

Key Ownership benefits include:

- **Global brand affiliation / Brand Trust** (Nikki Beach lifestyle enhances status/prestige, recognition and buyer confidence)
- **Optional rental management programme:** Ownership includes the opportunity to participate in an exclusive, professionally managed rental programme designed for effortless ownership and lifestyle flexibility. Operated by a company approved by the developer and resort operator, the programme oversees every aspect of marketing, guest services, and daily operations—ensuring each stay reflects Nikki Beach's signature hospitality standards. Participation is entirely optional, with owner usage structured to balance personal enjoyment and optimal rental performance through select seasonal periods. Residences enrolled in the programme benefit from Nikki Beach's global brand visibility, consistent guest experience, and long-term value.
- **Turnkey living, hotel-like services** (Professionally managed with resort-style services and amenities, concierge, housekeeping, spa access)
- **Dedicated Director of Residences and 24/7 concierge** providing seamless transportation and arrival experiences, curating a calendar of events and more
- **Value Appreciation:** Branded residences typically appreciate 20-35% faster than non-branded properties
- **Lifestyle Benefits:** Owner's access curated experiences, priority event access and beach club access
- **Flexible Ownership:** Ability to utilise residences as a primary or secondary home or as an investment property
- **Consistent Quality:** Delivered and maintained to luxury hospitality standards
- **Tax Neutrality + Antigua Citizenship by Investment Programme**
- **Sustainable Living:** As part of a broader-based sustainability initiative, Nikki Beach Hospitality Group ("NBHG") is embracing the elimination of single-use plastics by utilising water refill stations and resin-based refillable bottle. As well, NBHG are prioritising biodegradable packaging and items for dry amenities, using materials such as bamboo and paper. On an additional note, eliminating plastic bottles from operations remains a key objective. To accomplish this, an in-house water plant is anticipated; this model has been successfully implemented by NBHG in Koh Samui and Dubai, where it has proven to work very well. Finally, wastewater reuse for irrigation, the use of native plant species and preservation of existing trees, the promotion of low/zero emission vehicles with EV charging stations, LED lighting & smart systems, passive cooling designs, photovoltaics & solar panels are all planned for the Resort, as is the implementation of turtle-friendly lighting to support native biodiversity.



HOW OWNERSHIP WORKS

From initial inquiry to turnkey delivery, our team guides you through every step of ownership—including legal support, and post-purchase services.

YOUR PATH TO OWNERSHIP

From first inquiry to turnkey delivery, our sales and client relations teams provide a seamless, personalized experience. Every step is designed to offer clarity, confidence, and attentive support ensuring each buyer has the information needed to select the residence of their dreams and embrace the Nikki Beach lifestyle along one of the Caribbean's most beautiful beaches.

CITIZENSHIP BY INVESTMENT PROGRAMME (CIP) BENEFITS

The project is eligible for Antigua & Barbuda's Citizenship by Investment Programme (CIP), providing purchasers with the opportunity for citizenship and associated travel and tax benefits:

The Residences at Nikki Beach Antigua qualify under Antigua & Barbuda's prestigious Citizenship by Investment Programme (CIP), offering purchasers a gateway to second citizenship with substantial lifestyle, mobility, and financial advantages:

- **Attractive Tax Regime:** The country boasts a favourable tax environment with no personal income tax, capital gains tax, inheritance tax, or wealth tax, making it an appealing option for high-net-worth individuals.

The jurisdiction features one of the Caribbean's most attractive tax regimes, with zero personal income tax, no capital gains tax, no inheritance tax, and no wealth tax. This structure makes it particularly advantageous for entrepreneurs, investors, and high-net-worth individuals seeking to optimise their global tax positioning.
- **Family-Friendly Programme:** The programme offers exceptional flexibility in family coverage, accommodating dependent children, spouses, parents and grandparents over 55, and even unmarried siblings of any age—one of the most inclusive family provisions among citizenship-by-investment jurisdictions worldwide.
- **Quick Processing Time:** Applications are processed efficiently, with most qualified applicants receiving citizenship approval within 3–4 months, enabling swift access to programme benefits and global opportunities.



COMMUNITY BENEFITS

The Residences at Nikki Beach Resort & Spa Antigua is committed to being a good neighbour and hopes to make a positive impact on the community by:

- Celebrating Antiguan artistry in the design by hiring local tradesman and artisans
- Fostering skills and creating lasting career opportunities through specialised vocational training and partnerships for current and future island residents
- Create cultural programming that honours the island's vibrant soul

POINTS OF INTEREST

Antigua offers a wealth of points of interest that cater to every lifestyle — from yachting and golf to culture, history, and convenience. The following represents a short list of key attractions and amenities located near The Residences at Nikki Beach Resort & Spa Antigua:

- **Jolly Harbour Marina & Boatyard** – Full-service marina and yachting hub located just minutes from the resort.
- **Cedar Valley Golf Club** – Antigua's premier 18-hole golf course set amidst rolling hills, a short drive from Jolly Beach.
- **Mount St. John's Medical Centre** – The island's leading modern hospital, located approximately 25 minutes away.
- **Nelson's Dockyard & Shirley Heights** – UNESCO World Heritage site offering rich history, panoramic views, and weekly sunset events with live music.
- **V.C. Bird International Airport (ANU)** – 30 minutes from the resort, providing direct international flights and private FBO access via Signature Flight Support and CalvinAir Helicopters.

For more information visit OwnNBAntigua.com

ABOUT AYRE GROUP

Led by Chairman Calvin Ayre, the Ayre Group are a global investment group that funds ground-breaking businesses in blockchain technology, media, publishing, health & wellness, and travel & leisure. Ayre Group builds and supports technology and businesses that break down barriers to entry, democratise opportunity, and positively enhance people's lives.

The Group's real estate arm Ayre Developments is the largest real estate developer in Antigua today, with projects including the Canada Place high-tech office complex—described by Antigua and Barbuda Prime Minister Gaston Browne as “the most impressive building on the island, hands down”—as well as the US \$400m+ five-star Nikki Beach Antigua project scheduled for completion in 2029, plus business retreats, nightlife, and dining.



ABOUT NIKKI BEACH HOSPITALITY GROUP

Established by entrepreneurs Jack and Lucia Penrod, Nikki Beach Hospitality Group epitomises barefoot luxury hospitality, curating transformative lifestyle experiences through its collection of Nikki Beach properties including iconic beach clubs, hotels, resorts, residences, dining concepts, and pop-ups as well as the group's new restaurant concept, Lucia. Located in some of the world's most sought-after travel destinations worldwide, Nikki Beach is recognised among the world's best beach clubs and resorts. Nikki Beach stands as a global haven for unforgettable moments, seamlessly blending music, dining, entertainment, fashion, film, and art to create unparalleled celebrations. Beyond travel experiences, Nikki Beach extends its reach with a lifestyle division, featuring boutiques and an e-commerce shop. In 2024, the brand introduced Lucia, a groundbreaking restaurant and beach concept within the Nikki Beach Hospitality Group portfolio. Lucia promises to redefine culinary excellence and immersive dining, blending Cuisine du Soleil with vibrant, seasonally changing decor. Across the brand's expanding endeavors, Nikki Beach Hospitality Group continues to set new benchmarks in crafting luxury travel & lifestyle experiences.

PRESS CONTACTS:

NORTH AMERICA + CARIBBEAN

Quinn PR: NikkiBeachAntigua@quinn.pr

UK + ROW

MercuryComms:

NikkiBeachAntigua@mercurycomms.com

FOLLOW US FOR UPDATES, BEHIND-THE-SCENES CONTENT, AND LIFESTYLE INSPIRATION

📷 **Instagram:** [@nikkibeachresidencesantigua](https://www.instagram.com/nikkibeachresidencesantigua)

📘 **Facebook:** [Nikki Beach Residences Antigua](https://www.facebook.com/NikkiBeachResidencesAntigua)

🌐 **LinkedIn:** [The Residences at Nikki Beach Resort & Spa Antigua](https://www.linkedin.com/company/The-Residences-at-Nikki-Beach-Resort-&Spa-Antigua)

📺 **YouTube:** [Nikki Beach Residences Antigua](https://www.youtube.com/NikkiBeachResidencesAntigua)

✉️ **Email:** info@nikkibeachresidencesantigua.com

A complete media kit, including high-resolution assets, detailed floorplans, and project narratives, is available for accredited press and partners upon request.

