

# ONE BEDROOM

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FURNITURE, FIXTURES & EQUIPMENT (FF&E)

OPERATING SUPPLIES & EQUIPMENT (OS&E)



DESIGNED TO MAKE  
EVERY ARRIVAL  
FEEL EFFORTLESS.



NIKKI  BEACH  
RESIDENCES  
*Antigua*



1 BEDROOM (L)

TYPE: PLAN A

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$135,000



## AREA RUG

| CODE        | ITEM NAME                   | QTY |
|-------------|-----------------------------|-----|
| RES-103A-AR | Area Rug Pad                | 1   |
| RES-103-AR  | Kidney Bean Area Rug - Left | 1   |
| RES-108A-AR | Area Rug Pad                | 1   |
| RES-108-AR  | 12' x 9' King Bedroom Rug   | 1   |

## ART

| CODE         | ITEM NAME                   | QTY |
|--------------|-----------------------------|-----|
| RES-701-ART  | Art Pair                    | 1   |
| RES-704-ART  | Square Art Type B           | 1   |
| RES-705A-ART | Tryptic Art Type C (1 of 3) | 1   |

## CASEGOOD

| CODE        | ITEM NAME                  | QTY |
|-------------|----------------------------|-----|
| RES-200-CG  | King Nightstand            | 2   |
| RES-201-CG  | King Dresser               | 1   |
| RES-210-CG  | 40" Outdoor Dining Table   | 1   |
| RES-215-CG  | Coffee Table - Small       | 1   |
| RES-216-CG  | Side Table at Sofa         | 1   |
| RES-217-CG  | 30" Outdoor Dining Table   | 1   |
| RES-219A-CG | 40" Indoor Dining Table    | 1   |
| RES-220-CG  | Side Table at Lounge Chair | 1   |
| RES-221-CG  | 7' Double Vanity           | 1   |
| RES-223-CG  | King Bed Plinth Base       | 1   |
| RES-226-CG  | Outdoor Side Table         | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                          | QTY |
|------------|------------------------------------|-----|
| RES-600-WT | Drapery Fabrication - One Way Draw | 1   |
| RES-602-WT | Drapery Fabrication - Split Draw   | 1   |





## LIGHTING (HARDWIRE)

| CODE     | ITEM NAME                       | QTY |
|----------|---------------------------------|-----|
| LT-204R  | Resi King Bedside Pendant       | 2   |
| LT-205R  | Vanity Electric Mirror          | 2   |
| LT-212R  | Resi Ceiling Fan at Terrace     | 1   |
| LT-213RA | 5' Kitchen Island Pendant Short | 1   |
| LT-218R  | Headboard Sconce                | 2   |

## SEATING

| CODE       | ITEM NAME                        | QTY |
|------------|----------------------------------|-----|
| RES-300-SG | Lounge Chair at Living           | 2   |
| RES-301-SG | Counter Stool                    | 4   |
| RES-303-SG | Freestanding Indoor Dining Chair | 4   |
| RES-305-SG | Straight Sofa                    | 1   |
| RES-308-SG | Outdoor Dining Chair             | 4   |
| RES-310-SG | Outdoor Lounge Chair             | 1   |
| RES-312-SG | Lounge Chair at Bedroom          | 1   |
| RES-316-SG | Ottoman at Lounge Chair          | 1   |

## PORTABLE LIGHTING

| CODE       | ITEM NAME  | QTY |
|------------|------------|-----|
| RES-500-LT | Table Lamp | 1   |
| RES-501-LT | Floor Lamp | 1   |

## MIRROR

| CODE       | ITEM NAME                | QTY |
|------------|--------------------------|-----|
| RES-800-MR | Organic Mirror Over Sofa | 1   |
| RES-803-MR | Full Length Wood Mirror  | 1   |



## APPLIANCES

| CODE   | ITEM NAME                               |
|--------|-----------------------------------------|
| AP-310 | Bosch 24" Dishwasher                    |
| AP-311 | Bosch 24" Built-In Refrigerator/Freezer |
| AP-312 | Bosch 24" Induction Cooktop             |
| AP-313 | Bosch 24" Custom Insert Vent Hood       |
| AP-314 | Bosch 24" Speed Oven                    |
| AP-315 | Gaggenau 24" Wine Climate Cabinet       |
| AP-350 | Bosch 24" Compact Washer                |
|        | Bosch 24" Compact Heat Pump Dryer       |

### NOTES:

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

NIKKI <sup>TM</sup> BEACH  
RESIDENCES  
*Antigua*



1 BEDROOM (M)

TYPE: PLAN C

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$135,000



## AREA RUG

| CODE        | ITEM NAME                 | QTY |
|-------------|---------------------------|-----|
| RES-107A-AR | Area Rug Pad              | 1   |
| RES-107-AR  | 12' x 9' Living Room Rug  | 1   |
| RES-109A-AR | Area Rug Pad              | 1   |
| RES-109-AR  | 11' x 8' King Bedroom Rug | 1   |

## ART

| CODE        | ITEM NAME | QTY |
|-------------|-----------|-----|
| RES-701-ART | Art Pair  | 1   |

## CASEGOOD

| CODE       | ITEM NAME                  | QTY |
|------------|----------------------------|-----|
| RES-200-CG | King Nightstand            | 2   |
| RES-201-CG | King Dresser               | 1   |
| RES-214-CG | 5' Vanity                  | 2   |
| RES-215-CG | Coffee Table - Small       | 1   |
| RES-216-CG | Side Table at Sofa         | 1   |
| RES-217-CG | 30" Outdoor Dining Table   | 1   |
| RES-220-CG | Side Table at Lounge Chair | 1   |
| RES-223-CG | King Bed Plinth Base       | 1   |
| RES-226-CG | Outdoor Side Table         | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                          | QTY |
|------------|------------------------------------|-----|
| RES-600-WT | Drapery Fabrication - One Way Draw | 2   |



## LIGHTING (HARDWIRE)

| CODE     | ITEM NAME                       | QTY |
|----------|---------------------------------|-----|
| LT-204R  | Resi King Bedside Pendant       | 2   |
| LT-205R  | Vanity Electric Mirror          | 2   |
| LT-212R  | Resi Ceiling Fan at Terrace     | 1   |
| LT-213RA | 5' Kitchen Island Pendant Short | 1   |
| LT-218R  | Headboard Sconce                | 2   |

## SEATING

| CODE        | ITEM NAME                                     | QTY |
|-------------|-----------------------------------------------|-----|
| RES-300-SG  | Lounge Chair at Living                        | 1   |
| RES-301-SG  | Counter Stool                                 | 2   |
| RES-305-SG  | Straight Sofa                                 | 1   |
| RES-308-SG  | Outdoor Dining Chair                          | 2   |
| RES-311L-SG | Single Outdoor Chaise Left/Right Arm - Seated | 1   |
| RES-315-SG  | Indoor Dining Chair                           | 4   |

## PORTABLE LIGHTING

| CODE       | ITEM NAME  | QTY |
|------------|------------|-----|
| RES-500-LT | Table Lamp | 1   |
| RES-501-LT | Floor Lamp | 1   |

## MIRROR

| CODE       | ITEM NAME                | QTY |
|------------|--------------------------|-----|
| RES-800-MR | Organic Mirror Over Sofa | 1   |
| RES-803-MR | Full Length Wood Mirror  | 1   |



## APPLIANCES

| CODE   | ITEM NAME                               |
|--------|-----------------------------------------|
| AP-310 | Bosch 24" Dishwasher                    |
| AP-311 | Bosch 24" Built-In Refrigerator/Freezer |
| AP-312 | Bosch 24" Induction Cooktop             |
| AP-313 | Bosch 24" Custom Insert Vent Hood       |
| AP-314 | Bosch 24" Speed Oven                    |
| AP-315 | Gaggenau 24" U.C. Wine Cooler           |
| AP-350 | Bosch 24" Compact Washer                |
|        | Bosch 24" Compact Heat Pump Dryer       |

### NOTES:

- \* REFERENCE UNIT PLANS & ELEVATIONS FOR OVEN & MICROWAVE LOCATIONS
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NIKKI X BEACH  
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*Antigua*



1 BEDROOM (M)

TYPE: PLAN D

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$135,000





## AREA RUG

| CODE        | ITEM NAME                 | QTY |
|-------------|---------------------------|-----|
| RES-107A-AR | Area Rug Pad              | 1   |
| RES-107-AR  | 12' x 9' Living Room Rug  | 1   |
| RES-109A-AR | Area Rug Pad              | 1   |
| RES-109-AR  | 11' x 8' King Bedroom Rug | 1   |

## ART

| CODE        | ITEM NAME            | QTY |
|-------------|----------------------|-----|
| RES-700-ART | Small Sculptural Art | 1   |
| RES-704-ART | Square Art Type B    | 1   |

## CASEGOOD

| CODE        | ITEM NAME                  | QTY |
|-------------|----------------------------|-----|
| RES-200-CG  | King Nightstand            | 2   |
| RES-201A-CG | King Dresser               | 1   |
| RES-214-CG  | 5' Vanity                  | 2   |
| RES-215-CG  | Coffee Table - Small       | 1   |
| RES-216-CG  | Side Table at Sofa         | 1   |
| RES-217-CG  | 30" Outdoor Dining Table   | 1   |
| RES-220-CG  | Side Table at Lounge Chair | 1   |
| RES-223-CG  | King Bed Plinth Base       | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                          | QTY |
|------------|------------------------------------|-----|
| RES-600-WT | Drapery Fabrication - One Way Draw | 2   |



## LIGHTING (HARDWIRE)

| CODE     | ITEM NAME                       | QTY |
|----------|---------------------------------|-----|
| LT-204R  | Resi King Bedside Pendant       | 2   |
| LT-205R  | Vanity Electric Mirror          | 2   |
| LT-212R  | Resi Ceiling Fan at Terrace     | 1   |
| LT-213RA | 5' Kitchen Island Pendant Short | 1   |
| LT-218R  | Headboard Sconce                | 2   |

## SEATING

| CODE       | ITEM NAME              | QTY |
|------------|------------------------|-----|
| RES-300-SG | Lounge Chair at Living | 1   |
| RES-301-SG | Counter Stool          | 2   |
| RES-305-SG | Straight Sofa          | 1   |
| RES-308-SG | Outdoor Dining Chair   | 2   |
| RES-315-SG | Indoor Dining Chair    | 4   |

## PORTABLE LIGHTING

| CODE       | ITEM NAME  | QTY |
|------------|------------|-----|
| RES-500-LT | Table Lamp | 1   |
| RES-501-LT | Floor Lamp | 1   |

## MIRROR

| CODE       | ITEM NAME                       | QTY |
|------------|---------------------------------|-----|
| RES-800-MR | Organic Mirror Over Sofa        | 1   |
| RES-801-MR | Full Length Metal Framed Mirror | 1   |



## APPLIANCES

| CODE   | ITEM NAME                               |
|--------|-----------------------------------------|
| AP-310 | Bosch 24" Dishwasher                    |
| AP-311 | Bosch 24" Built-In Refrigerator/Freezer |
| AP-312 | Bosch 24" Induction Cooktop             |
| AP-313 | Bosch 24" Custom Insert Vent Hood       |
| AP-314 | Bosch 24" Speed Oven                    |
| AP-315 | Gaggenau 24" U.C. Wine Cooler           |
| AP-350 | Bosch 24" Compact Washer                |
|        | Bosch 24" Compact Heat Pump Dryer       |

NOTES:

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

NIKKI  BEACH  
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*Antigua*



1 BEDROOM (M)

TYPE: PLAN E

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$135,000



## AREA RUG

| CODE        | ITEM NAME                  | QTY |
|-------------|----------------------------|-----|
| RES-102A-AR | Area Rug Pad               | 1   |
| RES-102-AR  | 11' x 8' Queen Bedroom Rug | 1   |
| RES-105A-AR | Area Rug Pad               | 1   |
| RES-105-AR  | 8' Round Area Rug          | 1   |

## ART

| CODE        | ITEM NAME            | QTY |
|-------------|----------------------|-----|
| RES-700-ART | Small Sculptural Art | 1   |
| RES-704-ART | Square Art Type B    | 1   |

## CASEGOOD

| CODE        | ITEM NAME               | QTY |
|-------------|-------------------------|-----|
| RES-200-CG  | King Nightstand         | 2   |
| RES-201A-CG | King Dresser            | 1   |
| RES-214-CG  | 5' Vanity               | 1   |
| RES-215-CG  | Coffee Table - Small    | 1   |
| RES-219-CG  | 36" Indoor Dining Table | 1   |
| RES-223-CG  | King Bed Plinth Base    | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                          | QTY |
|------------|------------------------------------|-----|
| RES-600-WT | Drapery Fabrication - One Way Draw | 3   |

## LIGHTING (HARDWIRE)

| CODE    | ITEM NAME                 | QTY |
|---------|---------------------------|-----|
| LT-204R | Resi King Bedside Pendant | 2   |
| LT-205R | Vanity Electric Mirror    | 1   |
| LT-218R | Headboard Sconce          | 2   |

## ACCESSORY

| CODE       | ITEM NAME | QTY |
|------------|-----------|-----|
| RES-901-AC | TV POLE   | 1   |



## SEATING

| CODE        | ITEM NAME            | QTY |
|-------------|----------------------|-----|
| RES-301-SG  | Counter Stool        | 3   |
| RES-304L-SG | "L" Sectional - Left | 1   |
| RES-315-SG  | Indoor Dining Chair  | 4   |

## PORTABLE LIGHTING

| CODE       | ITEM NAME  | QTY |
|------------|------------|-----|
| RES-501-LT | Floor Lamp | 1   |

## MIRROR

| CODE       | ITEM NAME                | QTY |
|------------|--------------------------|-----|
| RES-800-MR | Organic Mirror Over Sofa | 1   |
| RES-803-MR | Full Length Wood Mirror  | 1   |

## APPLIANCES

| CODE   | ITEM NAME                               |
|--------|-----------------------------------------|
| AP-310 | Bosch 24" Dishwasher                    |
| AP-311 | Bosch 24" Built-In Refrigerator/Freezer |
| AP-312 | Bosch 24" Induction Cooktop             |
| AP-313 | Bosch 24" Custom Insert Vent Hood       |
| AP-314 | Bosch 24" Speed Oven                    |
| AP-315 | Gaggenau 24" U.C. Wine Cooler           |
| AP-350 | Bosch 24" Compact Washer                |
|        | Bosch 24" Compact Heat Pump Dryer       |

### NOTES:

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





## 1 BEDROOM (M)

TYPE: PLAN F

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$135,000





## AREA RUG

| CODE        | ITEM NAME                 | QTY |
|-------------|---------------------------|-----|
| RES-106A-AR | Area Rug Pad              | 1   |
| RES-106-AR  | 12' x 8' Living Room Rug  | 1   |
| RES-109A-AR | Area Rug Pad              | 1   |
| RES-109-AR  | 11' x 8' King Bedroom Rug | 1   |

## ART

| CODE        | ITEM NAME | QTY |
|-------------|-----------|-----|
| RES-701-ART | Art Pair  | 1   |

## CASEGOOD

| CODE        | ITEM NAME                  | QTY |
|-------------|----------------------------|-----|
| RES-200-CG  | King Nightstand            | 2   |
| RES-201A-CG | King Dresser               | 1   |
| RES-214-CG  | 5' Vanity                  | 1   |
| RES-215-CG  | Coffee Table - Small       | 1   |
| RES-216-CG  | Side Table at Sofa         | 1   |
| RES-217-CG  | 30" Outdoor Dining Table   | 1   |
| RES-220-CG  | Side Table at Lounge Chair | 1   |
| RES-223-CG  | King Bed Plinth Base       | 1   |
| RES-226-CG  | Outdoor Side Table         | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                          | QTY |
|------------|------------------------------------|-----|
| RES-600-WT | Drapery Fabrication - One Way Draw | 2   |

## LIGHTING (HARDWIRE)

| CODE     | ITEM NAME                       | QTY |
|----------|---------------------------------|-----|
| LT-204R  | Resi King Bedside Pendant       | 2   |
| LT-205R  | Vanity Electric Mirror          | 2   |
| LT-212R  | Resi Ceiling Fan at Terrace     | 1   |
| LT-213RA | 5' Kitchen Island Pendant Short | 1   |
| LT-218R  | Headboard Sconce                | 2   |



## SEATING

| CODE        | ITEM NAME                                | QTY |
|-------------|------------------------------------------|-----|
| RES-300-SG  | Lounge Chair at Living                   | 1   |
| RES-301-SG  | Counter Stool                            | 2   |
| RES-305-SG  | Straight Sofa                            | 1   |
| RES-308-SG  | Outdoor Dining Chair                     | 2   |
| RES-311R-SG | Single Outdoor Chaise - Right Arm Seated | 1   |
| RES-315-SG  | Indoor Dining Chair                      | 4   |

## PORTABLE LIGHTING

| CODE       | ITEM NAME  | QTY |
|------------|------------|-----|
| RES-500-LT | Table Lamp | 1   |
| RES-501-LT | Floor Lamp | 1   |

## MIRROR

| CODE       | ITEM NAME                | QTY |
|------------|--------------------------|-----|
| RES-800-MR | Organic Mirror Over Sofa | 1   |

## APPLIANCES

| CODE   | ITEM NAME                               |
|--------|-----------------------------------------|
| AP-310 | Bosch 24" Dishwasher                    |
| AP-311 | Bosch 24" Built-In Refrigerator/Freezer |
| AP-312 | Bosch 24" Induction Cooktop             |
| AP-313 | Bosch 24" Custom Insert Vent Hood       |
| AP-314 | Bosch 24" Speed Oven                    |
| AP-315 | Gaggenau 24" U.C. Wine Cooler           |
| AP-350 | Bosch 24" Compact Washer                |
|        | Bosch 24" Compact Heat Pump Dryer       |

### NOTES:

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



## 1 BEDROOM (M)

TYPE: PLAN G

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$135,000



## AREA RUG

| CODE        | ITEM NAME                 | QTY |
|-------------|---------------------------|-----|
| RES-106A-AR | Area Rug Pad              | 1   |
| RES-106-AR  | 12' x 8' Living Room Rug  | 1   |
| RES-109A-AR | Area Rug Pad              | 1   |
| RES-109-AR  | 11' x 8' King Bedroom Rug | 1   |

## ART

| CODE        | ITEM NAME | QTY |
|-------------|-----------|-----|
| RES-701-ART | Art Pair  | 1   |

## CASEGOOD

| CODE        | ITEM NAME                  | QTY |
|-------------|----------------------------|-----|
| RES-200-CG  | King Nightstand            | 2   |
| RES-201A-CG | King Dresser               | 1   |
| RES-214-CG  | 5' Vanity                  | 2   |
| RES-215-CG  | Coffee Table - Small       | 1   |
| RES-216-CG  | Side Table at Sofa         | 1   |
| RES-217-CG  | 30" Outdoor Dining Table   | 1   |
| RES-220-CG  | Side Table at Lounge Chair | 1   |
| RES-223-CG  | King Bed Plinth Base       | 1   |
| RES-226-CG  | Outdoor Side Table         | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                          | QTY |
|------------|------------------------------------|-----|
| RES-600-WT | Drapery Fabrication - One Way Draw | 2   |





## LIGHTING (HARDWIRE)

| CODE     | ITEM NAME                       | QTY |
|----------|---------------------------------|-----|
| LT-204R  | Resi King Bedside Pendant       | 2   |
| LT-205R  | Vanity Electric Mirror          | 2   |
| LT-212R  | Resi Ceiling Fan at Terrace     | 1   |
| LT-213RA | 5' Kitchen Island Pendant Short | 1   |
| LT-218R  | Headboard Sconce                | 2   |

## SEATING

| CODE        | ITEM NAME                                | QTY |
|-------------|------------------------------------------|-----|
| RES-300-SG  | Lounge Chair at Living                   | 1   |
| RES-301-SG  | Counter Stool                            | 2   |
| RES-305-SG  | Straight Sofa                            | 1   |
| RES-308-SG  | Outdoor Dining Chair                     | 2   |
| RES-311R-SG | Single Outdoor Chaise - Right Arm Seated | 1   |
| RES-315-SG  | Indoor Dining Chair                      | 4   |

## PORTABLE LIGHTING

| CODE       | ITEM NAME  | QTY |
|------------|------------|-----|
| RES-500-LT | Table Lamp | 1   |
| RES-501-LT | Floor Lamp | 1   |

## MIRROR

| CODE       | ITEM NAME                | QTY |
|------------|--------------------------|-----|
| RES-800-MR | Organic Mirror Over Sofa | 1   |
| RES-803-MR | Full Length Wood Mirror  | 1   |



## APPLIANCES

| CODE   | ITEM NAME                               |
|--------|-----------------------------------------|
| AP-310 | Bosch 24" Dishwasher                    |
| AP-311 | Bosch 24" Built-In Refrigerator/Freezer |
| AP-312 | Bosch 24" Induction Cooktop             |
| AP-313 | Bosch 24" Custom Insert Vent Hood       |
| AP-314 | Bosch 24" Speed Oven                    |
| AP-315 | Gaggenau 24" U.C. Wine Cooler           |
| AP-350 | Bosch 24" Compact Washer                |
|        | Bosch 24" Compact Heat Pump Dryer       |

### NOTES:

\* REFERENCE UNIT PLANS & ELEVATIONS FOR OVEN & MICROWAVE LOCATIONS

\* GC TO CONSULT WITH OWNERSHIP REGARDING APPLIANCE ACCESSORY OPTIONS



## 1 BEDROOM (S)

TYPE: PLAN B

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$135,000



## AREA RUG

| CODE        | ITEM NAME                  | QTY |
|-------------|----------------------------|-----|
| RES-102A-AR | Area Rug Pad               | 1   |
| RES-102-AR  | 11' x 8' Queen Bedroom Rug | 1   |
| RES-105A-AR | Area Rug Pad               | 1   |
| RES-105-AR  | 8' Round Area Rug          | 1   |

## ART

| CODE        | ITEM NAME         | QTY |
|-------------|-------------------|-----|
| RES-704-ART | Square Art Type B | 1   |

## CASEGOOD

| CODE       | ITEM NAME               | QTY |
|------------|-------------------------|-----|
| RES-200-CG | King Nightstand         | 2   |
| RES-201-CG | King Dresser            | 1   |
| RES-214-CG | 5' Vanity               | 1   |
| RES-215-CG | Coffee Table - Small    | 1   |
| RES-219-CG | 36" Indoor Dining Table | 1   |
| RES-223-CG | King Bed Plinth Base    | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                          | QTY |
|------------|------------------------------------|-----|
| RES-600-WT | Drapery Fabrication - One Way Draw | 3   |

## LIGHTING (HARDWIRE)

| CODE    | ITEM NAME                 | QTY |
|---------|---------------------------|-----|
| LT-204R | Resi King Bedside Pendant | 2   |
| LT-205R | Vanity Electric Mirror    | 1   |
| LT-218R | Headboard Sconce          | 2   |





## ACCESSORY

| CODE       | ITEM NAME | QTY |
|------------|-----------|-----|
| RES-901-AC | TV Pole   | 1   |

## SEATING

| CODE        | ITEM NAME            | QTY |
|-------------|----------------------|-----|
| RES-301-SG  | Counter Stool        | 3   |
| RES-304L-SG | "L" Sectional - Left | 1   |
| RES-315-SG  | Indoor Dining Chair  | 4   |

## MIRROR

| CODE       | ITEM NAME                | QTY |
|------------|--------------------------|-----|
| RES-800-MR | Organic Mirror Over Sofa | 1   |
| RES-803-MR | Full Length Wood Mirror  | 1   |

## APPLIANCES

| CODE   | ITEM NAME                               |
|--------|-----------------------------------------|
| AP-310 | Bosch 24" Dishwasher                    |
| AP-311 | Bosch 24" Built-In Refrigerator/Freezer |
| AP-312 | Bosch 24" Induction Cooktop             |
| AP-313 | Bosch 24" Custom Insert Vent Hood       |
| AP-314 | Bosch 24" Speed Oven                    |
| AP-315 | Gaggenau 24" U.C. Wine Cooler           |
| AP-350 | Bosch 24" Compact Washer                |
|        | Bosch 24" Compact Heat Pump Dryer       |

### NOTES:

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

NIKKI  BEACH  
RESIDENCES  
*Antigua*



1 BEDROOM  
OPERATING SUPPLIES & EQUIPMENT (OS&E)



## BEDROOM

| QTY | ITEM                                |
|-----|-------------------------------------|
| 4   | Mattress 180x200                    |
| 4   | Mattress Topper 180x200             |
| 4   | Mattress Pad 180x200                |
| 1   | Flat Sheet 180x200                  |
| 1   | Top Sheet 180x200                   |
| 2   | Rectangular Back Pillow             |
| 2   | Rectangular Pillowcase              |
| 4   | Rectangular Pillow Protector        |
| 1   | Duvet Insert (to match size)        |
| 1   | Duvet Cover (to match size)         |
| 2   | Coffee Table Book                   |
| 2   | Coffee Table Amenities bowl (fruit) |
| 1   | Flower Vase                         |
| 1   | Bedside Table Jewelry box           |
| 1   | TV 55-inch                          |
| 1   | TV Mount                            |
| 1   | TV Remote Holder                    |
| 1   | TV 65-inch                          |
| 1   | TV Mount                            |
| 1   | TV Remote Holder                    |

## BEDROOM COUNTER

| QTY | ITEM                           |
|-----|--------------------------------|
| 1   | Waste Basket                   |
| 1   | Guest Item Tray                |
| 1   | QR Code                        |
| 1   | NB Magazine                    |
| 1   | Guest Directory Booklet        |
| 1   | Notepad                        |
| 1   | Pen                            |
| 2   | Telephone Main Salon aux Rooms |

## CLOSETS

| QTY | ITEM                 |
|-----|----------------------|
| 2   | Robe                 |
| 2   | Slippers             |
| 2   | Flip Flop            |
| 2   | Slippers Bag         |
| 1   | Luggage Rack         |
| 1   | Shoe Horn            |
| 1   | Cloth Brush          |
| 1   | Lint Brush           |
| 1   | Shoe Shine Mitt      |
| 1   | Shoe Bag             |
| 1   | Shoe Tray            |
| 12  | Hanger - Coat        |
| 12  | Hanger - Clip        |
| 12  | Hanger - Bar         |
| 4   | Silk Hanger - Padded |
| 1   | Steamer              |
| 1   | Steamer Bag          |
| 1   | Steamer Box          |
| 1   | Laundry Bag          |
| 1   | Laundry Box          |
| 1   | Wet Bag              |
| 1   | Safe                 |
| 1   | Safe Tray            |
| 1   | Cable Tie            |
| 1   | Tote Beach Bag       |
| 1   | Umbrella             |
| 1   | Laundry List         |
| 1   | Pen                  |
| 1   | Adapter              |

## TERRACE

| QTY | ITEM    |
|-----|---------|
| 1   | Ashtray |





## SINK COUNTER AND WALLS

| QTY | ITEM               |
|-----|--------------------|
| 2   | Vanity Tray        |
| 1   | Ring Holder        |
| 2   | Tissue Box         |
| 2   | Body Lotion Pump   |
| 1   | Toilet Roll Bag    |
| 2   | Soap Pump          |
| 2   | Hand Soap Dish     |
| 1   | Amenities Box      |
| 1   | Face Towel tray    |
| 1   | Hairdryer          |
| 1   | Dyson Stand        |
| 1   | Shower Cap         |
| 1   | Nail Care Kit      |
| 2   | Vanity Kit         |
| 1   | Sanitary Cap       |
| 1   | Shaving Kit        |
| 2   | Toothbrush         |
| 1   | Mosquito Repellent |
| 2   | Bathroom Glasses   |
| 1   | Weight Scale       |
| 2   | Bath Mats Shower   |
| 2   | Bath Mats          |
| 4   | Bath Towels        |
| 2   | Hand Towels        |
| 2   | Face Towels        |
| 1   | Makeup Mirror      |
| 1   | Wastebasket        |
| 1   | Small Flower Vase  |

## BATHROOM TOILET

| QTY | ITEM            |
|-----|-----------------|
| 1   | Toilet Wastebin |

## SHOWER

| QTY | ITEM               |
|-----|--------------------|
| 1   | Dispenser Brackets |
| 1   | Shampoo            |
| 1   | Conditioner        |
| 1   | Body Wash          |

## MINIBAR

| QTY | ITEM                          |
|-----|-------------------------------|
| 1   | Electric Tea Kettle           |
| 1   | Coffee Maker                  |
| 4   | Coffee Capsules               |
| 2   | Decaf Coffee                  |
| 2   | Tea - Earl Gray               |
| 2   | Tea - English Breakfast       |
| 2   | Tea - Countess Grey (Citrus)  |
| 3   | Raw Sugar                     |
| 3   | Splenda Sugar Substitute      |
| 3   | Equal Sugar Blue Packet       |
| 3   | Sweet Substitute Packet       |
| 2   | International Delight Creamer |
| 2   | Stirrer                       |
| 1   | Coffee and Tea Box            |
| 1   | Ice Bucket and Tongs          |
| 1   | Tongs                         |
| 1   | Minibar Tray                  |
| 2   | Linen Cocktail Napkin         |
| 8   | Coaster                       |
| 1   | Minibar Tray                  |

## ENTRANCE DOOR

| QTY | ITEM     |
|-----|----------|
| 1   | DND Sign |
| 1   | MUR Sign |





## KITCHEN

| QTY | ITEM                     |
|-----|--------------------------|
| 1   | Large Fridge             |
| 4   | Coffee Cup               |
| 4   | Tea Cup                  |
| 4   | Tea Spoon                |
| 1   | Wine Opener              |
| 4   | Wine Glass               |
| 4   | Champagne Flute          |
| 4   | High Ball                |
| 4   | Double Old Fashion Glass |
| 4   | Linen Napkins            |
| 4   | Napkin Rings             |
| 4   | Placemat                 |
| 1   | Sugar Bowl               |
| 1   | Cheese Board             |
| 1   | Oven Mitt & Small Cloth  |
| 4   | Chopsticks               |
| 1   | Condiment Tray           |
| 4   | Dinner Forks             |
| 4   | Dinner Knives            |
| 4   | Steak Knives             |
| 4   | Soup Spoons              |
| 1   | Serving Spoon            |
| 1   | Slotted Spoon            |
| 1   | Sauce Pan                |
| 1   | Casserole 22 cm with Lid |
| 1   | Sauté Pan                |

| QTY | ITEM                                   |
|-----|----------------------------------------|
| 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                               |
| 1   | Slotted Spoon                          |
| 1   | Pepper Mill                            |
| 1   | Salt Mill                              |
| 1   | Knife Holder (small under counter)     |
| 1   | Knife Set (small)                      |
| 1   | Double Roll Foil Cutter                |
| 1   | Cutting Board                          |
| 1   | Bread Basket                           |
| 1   | Strainer                               |
| 4   | Dinner Plates                          |
| 4   | Coupe Plate                            |
| 4   | Side Plates                            |
| 4   | Bowls (Cereal/Soup)                    |
| 4   | Dessert Plates                         |
| 1   | Serving Platter (Medium)               |
| 1   | Salad Bowl (Large)                     |
| 4   | Soup Bowl                              |



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This Operating Supplies & Equipment (“OS&E”) and Furniture, Fixtures & Equipment (“FF&E”) Price List (the “Price List”) is provided solely for general informational, illustrative and marketing purposes and does not constitute a binding offer, contractual commitment, warranty or representation of any kind. Nothing contained in this Price List shall form part of any contract or create any obligation on the part of the Developer, the Hotel Operator or any of their respective affiliates, except to the extent expressly incorporated into the executed Purchase and Sale Agreement or other definitive transaction documents.

The information contained herein reflects the Developer's current design intent and procurement assumptions as of the date of publication and is subject to change without prior notice.

## **FF&E PACKAGE AND PROCUREMENT**

The OS&E and FF&E Package described in this Price List is intended to satisfy the brand standards and operational requirements applicable to participation in the Rental Programme.

Accordingly, the Developer and Hotel Operator reserve the right, at any time prior to completion, to revise, upgrade, modify, substitute, replace, add to or remove any OS&E or FF&E item, including furniture, fixtures, equipment, appliances, materials, finishes, accessories, specifications, layouts, quantities, manufacturers, brands, models or suppliers, where reasonably required due to product availability, manufacturer discontinuation, procurement considerations, supply chain constraints, freight or logistics requirements, customs duties, tariffs, taxes, exchange rate fluctuations, regulatory requirements, operational needs, construction requirements or changes to applicable brand standards.

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The final composition, specifications, quantities, finishes and selection of all OS&E and FF&E items may differ from those illustrated or described herein, provided that the overall quality, design intent and operational standard of the completed residence are substantially maintained.

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## **PROJECT FEATURES, RENDERINGS AND SPECIFICATIONS**

All photographs, renderings, illustrations, floor plans, furniture layouts, product images, specifications, dimensions and other visual or written materials contained in this Price List are conceptual, artistic and representative only and may not reflect the final completed residence or FF&E Package as installed.

Appliances, materials, finishes, recreational features, amenities and services may be modified, replaced or omitted at the Developer's discretion as construction progresses. Square footage measurements are approximate and may vary due to construction methods. References to amenities, services and experiences that “are” available may refer to offerings that will become available upon completion of the development.

Prospective purchasers should not rely upon this Price List as a guarantee of any specific product, manufacturer, specification, feature, finish, design, layout or service.

Access to hotel amenities, concierge services and other hospitality services may be subject to separate agreements, operating policies, management arrangements and additional fees.

Construction schedules and completion timelines are estimates only and may be affected by weather, permitting, labour availability, material availability or other circumstances beyond the reasonable control of the Developer.



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Prospective purchasers are encouraged to consult independent legal, financial, tax and real estate advisors before entering into any transaction.

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