

THREE BEDROOM

FURNITURE, FIXTURES & EQUIPMENT (FF&E)

OPERATING SUPPLIES & EQUIPMENT (OS&E)



DESIGNED TO MAKE
EVERY ARRIVAL
FEEL EFFORTLESS.





3 BEDROOM (L)

TYPE: PLAN A

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$325,000



AREA RUG

CODE	ITEM NAME	QTY
RES-102A-AR	Area Rug Pad	1
RES-102-AR	11' x 8' Queen Bedroom Rug	1
RES-103/104 A-AR	Area Rug Pad	1
RES-103/104-AR	Kidney Bean Area Rug - Right/Left	1
RES-108A-AR	Area Rug Pad	1
RES-108-AR	12' x 9' King Bedroom Rug	1
RES-113A-AR	Area Rug Pad	1
RES-113-AR	12' X 8' Twin Bedroom Rug	1

ART

CODE	ITEM NAME	QTY
RES-704-ART	Square Art Type B	1
RES-705A-ART	Tryptic Art Type C (1 of 3)	1
RES-705B-ART	Tryptic Art Type C (2 of 3)	1
RES-705C-ART	Tryptic Art Type C (3 of 3)	1
RES-706A-ART	Art Pair Type G (1 of 2)	1
RES-706B	Art Pair Type G (2 of 2)	1

CASEGOOD

CODE	ITEM NAME	QTY
RES-200-CG	King Nightstand	2
RES-201-CG	King Dresser	1
RES-202-CG	Queen Bed	1
RES-203-CG	Queen Nightstand	2
RES-204-CG	Queen Dresser	1
RES-205-CG	Twin Bed	2
RES-206-CG	Twin Nightstand	1
RES-207-CG	Twin Dresser	1
RES-208-CG	Oval 6 Top Dining Table	1
RES-209-CG	Outdoor 6 Top Dining Table	1
RES-211-CG	Outdoor Round Coffee Table	1
RES-213-CG	4' Vanity	1
RES-218-CG	Coffee Table Large	1
RES-220-CG	Side Table at Lounge Chair	1
RES-221-CG	7' Double Vanity	2
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	2

LIGHTING (HARDWIRE)

CODE	ITEM NAME	QTY
LT-202R	Resi Pendant at Queen Bed	2
LT-204R	Resi King Bedside Pendant	2
LT-205R	Vanity Electric Mirror	5
LT-212R	Resi Ceiling Fan at Terrace	2
LT-214RB	7'-0" Kitchen Island Pendant Long	1
LT-216R	Resi Pendant at Twin Bed	1
LT-218R	Headboard Sconce	2

SEATING

CODE	ITEM NAME	QTY
RES-300-SG	Lounge Chair at Living	1
RES-301-SG	Counter Stool	4
RES-303-SG	Freestanding Indoor Dining Chair	6
RES-306-SG	Curved Sofa	1
RES-308-SG	Outdoor Dining Chair	6
RES-309-SG	Outdoor Daybed	1
RES-310-SG	Outdoor Lounge Chair	2
RES-312-SG	Lounge Chair at Bedroom	1
RES-316-SG	Ottoman at Lounge Chair	1

PILLOW FABRICATION

CODE	ITEM NAME	QTY
RES-306B-PI	18" Pillow at Suite Sofa	3
RES-306E-PI	20" x 12" Pillow at Suite Sofa	2
RES-306H-PI	Ball Shaped Pillow at Suite Sofa	2

PORTABLE LIGHTING

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

MIRROR

CODE	ITEM NAME	QTY
RES-803-MR	Full Length Wood Mirror	3



APPLIANCES

CODE	ITEM NAME
AP-310	Bosch 24" Dishwasher
AP-331A	Gaggenau 36" Built-In Refrigerator/Freezer
AP-331B	Gaggenau 30" Built-In Refrigerator
	Gaggenau 30" Built-In Freezer
AP-332	Gaggenau 36" Induction Cooktop
AP-333	Bosch 36" Custom Insert Vent Hood
AP-334	Gaggenau 30" Convection Oven
AP-335	Gaggenau 24" Wine Climate Cabinet
AP-344	Gaggenau 30" Microwave Oven
AP-350	Bosch 24" Compact Washer
	Bosch 24" Compact Heat Pump Dryer
AP-340	Gaggenau 30" Warming Drawer

NOTES:

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

NIKKI BEACH
RESIDENCES
Antigua



3 BEDROOM (M)

TYPE: PLAN B

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$325,000



AREA RUG

CODE	ITEM NAME	QTY
RES-101A-AR	Area Rug Pad	1
RES-101-AR	10' x 8' Queen Bedroom Rug	1
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
RES-113A-AR	Area Rug Pad	1
RES-113-AR	12' X 8' Twin Bedroom Rug	1

ART

CODE	ITEM NAME	QTY
RES-700-ART	Small Sculptural Art	1
RES-701-ART	Art Pair	1
RES-703-ART	Art Type A	1
RES-704-ART	Square Art Type B	1
RES-706A-ART	Art Pair Type G (1 of 2)	1
RES-706B	Art Pair Type G (2 of 2)	1

CASEGOOD

CODE	ITEM NAME	QTY
RES-200-CG	King Nightstand	2
RES-201-CG	King Dresser	1
RES-202-CG	Queen Bed	1
RES-203-CG	Queen Nightstand	2
RES-205-CG	Twin Bed	2
RES-206-CG	Twin Nightstand	1
RES-207-CG	Twin Dresser	1
RES-208-CG	Oval 6 Top Dining Table	1
RES-209-CG	Outdoor 6 Top Dining Table	1
RES-211-CG	Outdoor Round Coffee Table	1
RES-218-CG	Coffee Table Large	1
RES-220-CG	Side Table at Lounge Chair	1
RES-221-CG	7' Double Vanity	2
RES-223-CG	King Bed Plinth Base	1

ACCESSORY

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



WINDOW TREATMENT

CODE	ITEM NAME	QTY
RES-600-WT	Drapery Fabrication - One Way Draw	4
RES-602-WT	Drapery Fabrication - Split Draw	1

LIGHTING (HARDWIRE)

CODE	ITEM NAME	QTY
LT-202R	Resi Pendant at Queen Bed	2
LT-204R	Resi King Bedside Pendant	2
LT-205R	Vanity Electric Mirror	4
LT-212R	Resi Ceiling Fan at Terrace	2
LT-214RB	7'-0" Kitchen Island Pendant Long	1
LT-216R	Resi Pendant at Twin Bed	1
LT-218R	Headboard Sconce	2

SEATING

CODE	ITEM NAME	QTY
RES-300-SG	Lounge Chair at Living	1
RES-301-SG	Counter Stool	4
RES-303-SG	Freestanding Indoor Dining Chair	6
RES-306-SG	Curved Sofa	1
RES-308-SG	Outdoor Dining Chair	6
RES-310-SG	Outdoor Lounge Chair	2
RES-313-SG	King Bed Bench	1

PILLOW FABRICATION

CODE	ITEM NAME	QTY
RES-306B-PI	18" Pillow at Suite Sofa	3
RES-306E-PI	20" x 12" Pillow at Suite Sofa	2
RES-306H-PI	Ball Shaped Pillow at Suite Sofa	2

PORTABLE LIGHTING

CODE	ITEM NAME	QTY
RES-501-LT	Floor Lamp	1
RES-505-LT	Console Lamp at 3 Bed Living Room	1

MIRROR

CODE	ITEM NAME	QTY
RES-801-MR	Full Length Metal Framed Mirror	1
RES-803-MR	Full Length Wood Mirror	2



APPLIANCES

CODE	ITEM NAME
AP-310	Bosch 24" Dishwasher
AP-331A	Gaggenau 36" Built-In Refrigerator/Freezer
AP-331B	Gaggenau 30" Built-In Refrigerator
	Gaggenau 30" Built-In Freezer
AP-332	Gaggenau 36" Induction Cooktop
AP-333	Bosch 36" Custom Insert Vent Hood
AP-334	Gaggenau 30" Convection Oven
AP-335	Gaggenau 24" Wine Climate Cabinet
AP-344	Gaggenau 30" Microwave Oven
AP-350	Bosch 24" Compact Washer
	Bosch 24" Compact Heat Pump Dryer
AP-340	Gaggenau 30" Warming Drawer

NOTES:

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

NIKKI BEACH
RESIDENCES
Antigua



3 BEDROOM (M)

TYPE: PLAN D

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$325,000



AREA RUG

CODE	ITEM NAME	QTY
RES-101A-AR	Area Rug Pad	1
RES-101-AR	10' x 8' Queen Bedroom Rug	1
RES-104A-AR	Area Rug Pad	1
RES-104/103-AR	Kidney Bean Area Rug - Right/Left	1
RES-108A-AR	Area Rug Pad	1
RES-108-AR	12' x 9' King Bedroom Rug	1
RES-113A-AR	Area Rug Pad	1
RES-113-AR	12' X 8' Twin Bedroom Rug	1

ART

CODE	ITEM NAME	QTY
RES-700-ART	Small Sculptural Art	1
RES-702-ART	Small Art	1
RES-704-ART	Square Art Type B	1
RES-705A-ART	Tryptic Art Type C (1 of 3)	1
RES-705B-ART	Tryptic Art Type C (2 of 3)	1
RES-705C-ART	Tryptic Art Type C (3 of 3)	1
RES-706A-ART	Art Pair Type G (1 of 2)	1
RES-706B	Art Pair Type G (2 of 2)	1

CASEGOOD

CODE	ITEM NAME	QTY
RES-200-CG	King Nightstand	2
RES-201-CG	King Dresser	1
RES-202-CG	Queen Bed	1
RES-203-CG	Queen Nightstand	2
RES-204-CG	Queen Dresser	1
RES-205-CG	Twin Bed	2
RES-206-CG	Twin Nightstand	1
RES-207-CG	Twin Dresser	1
RES-208-CG	Oval 6 Top Dining Table	1
RES-209-CG	Outdoor 6 Top Dining Table	1
RES-218-CG	Coffee Table Large	1
RES-220-CG	Side Table at Lounge Chair	1
RES-221-CG	7' Double Vanity	2
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	3

LIGHTING (HARDWIRE)

CODE	ITEM NAME	QTY
LT-202R	Resi Pendant at Queen Bed	2
LT-204R	Resi King Bedside Pendant	2
LT-205R	Vanity Electric Mirror	4
LT-212R	Resi Ceiling Fan at Terrace	1
LT-214RA	7'-0" Kitchen Island Pendant Short	1
LT-216R	Resi Pendant at Twin Bed	1
LT-218R	Headboard Sconce	2

SEATING

CODE	ITEM NAME	QTY
RES-300-SG	Lounge Chair at Living	1
RES-301-SG	Counter Stool	4
RES-303-SG	Freestanding Indoor Dining Chair	6
RES-306-SG	Curved Sofa	1
RES-308-SG	Outdoor Dining Chair	6
RES-311R-SG	Single Outdoor Chaise - Right Arm Seated	1

PILLOW FABRICATION

CODE	ITEM NAME	QTY
RES-306B-PI	18" Pillow at Suite Sofa	3
RES-306E-PI	20" x 12" Pillow at Suite Sofa	2
RES-306H-PI	Ball Shaped Pillow at Suite Sofa	2

PORTABLE LIGHTING

CODE	ITEM NAME	QTY
RES-501-LT	Floor Lamp	1
RES-505-LT	Console Lamp at 3 Bed Living Room	1

MIRROR

CODE	ITEM NAME	QTY
RES-803-MR	Full Length Wood Mirror	3



APPLIANCES

CODE	ITEM NAME
AP-310	Bosch 24" Dishwasher
AP-331A	Gaggenau 36" Built-In Refrigerator/Freezer
AP-331B	Gaggenau 30" Built-In Refrigerator
	Gaggenau 30" Built-In Freezer
AP-332	Gaggenau 36" Induction Cooktop
AP-333	Bosch 36" Custom Insert Vent Hood
AP-334	Gaggenau 30" Convection Oven
AP-335	Gaggenau 24" Wine Climate Cabinet
AP-344	Gaggenau 30" Microwave Oven
AP-350	Bosch 24" Compact Washer
	Bosch 24" Compact Heat Pump Dryer
AP-340	Gaggenau 30" Warming Drawer

NOTES:

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NIKKI BEACH
RESIDENCES
Antigua



3 BEDROOM
OPERATING SUPPLIES & EQUIPMENT (OS&E)



BEDROOM

QTY	ITEM
1	Mattress 160x200
1	Mattress Topper 180x200
1	Mattress Pad 180x200
1	Flat Sheet 180x200
1	Top Sheet 180x200
1	Mattress 160x200
1	Mattress Topper 160x200
1	Mattress Pad 160x200
1	Flat Sheet 160x200
1	Top Sheet 160x200
2	Mattress 90x200
2	Mattress Topper 90x200
2	Mattress Pad 90x200
2	Flat Sheet 90x200
2	Top Sheet 90x200
12	Rectangular Back Pillow
12	Rectangular Pillowcase
12	Rectangular Pillow Protector
2	Duvet Insert (to match size)
2	Duvet Cover (to match size)
16	Coffee Table Book
3	Coffee Table Amenities Bowl (Fruit)
5	Flower Vase
4	Bedside Table Jewelry Box
2	TV 55-inch
2	TV Mount
2	TV Remote Holder
2	TV 65-inch
2	TV Mount
2	TV Remote Holder

ENTRANCE DOOR

QTY	ITEM
1	DND Sign
1	MUR Sign

CLOSETS

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



SINK COUNTER AND WALLS

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

BATHROOM TOILET

QTY	ITEM
3	Toilet Wastebin

SHOWER

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

TERRACE

QTY	ITEM
2	Ashtray

MINIBAR

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



KITCHEN

QTY	ITEM
1	Large Fridge
6	Coffee Cup
6	Tea Cup
12	Tea Spoon
1	Wine Opener
10	Wine Glass
10	Champagne Flute
10	High Ball
10	Double Old Fashion Glass
1	Decanter
10	Linen Napkins
10	Napkin Rings
10	Placemat
1	Sugar Bowl
1	Cheese Board
1	Oven Mitt & Small Cloth
10	Chopsticks
1	Condiment Tray
10	Dinner Forks
10	Dinner Knives
10	Steak Knives
10	Soup Spoons
6	Serving Spoon
1	Slotted Spoon
1	Sauce Pan
1	Casserole 22 cm with Lid
1	Sauté Pan
2	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
1	Bread Basket
1	Blender
1	Toaster
1	Strainer
10	Dinner Plates
10	Coupe Plate
10	Side Plates
10	Bowls (Cereal/Soup)
10	Dessert Plates
3	Serving Platter (Medium)
1	Salad Bowl (Large)
10	Soup Bowl

BEDROOM COUNTER

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

NIKKI BEACH
RESIDENCES
Antigua



3 BEDROOM + POWDER ROOM
OPERATING SUPPLIES & EQUIPMENT (OS&E)



BEDROOM

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

ENTRANCE DOOR

QTY	ITEM
1	DND Sign
1	MUR Sign

CLOSETS

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



SINK COUNTER AND WALLS

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

BATHROOM TOILET

QTY	ITEM
4	Toilet Wastebin

SHOWER

QTY	ITEM
3	Dispenser Brackets
3	Shampoo
3	Conditioner
3	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
12	Coffee Capsules
6	Decaf Coffee
6	Tea - Earl Gray
6	Tea - English Breakfast
6	Tea - Countess Grey (Citrus)
8	Raw Sugar
8	Splenda Sugar Substitute
6	Equal Sugar Blue Packet
8	Sweet Substitute Packet
6	International Delight Creamer
8	Stirrer
1	Coffee and Tea Box
1	Ice Bucket and Tongs
1	Tongs
1	Mini Bar Tray
1	Cocktail Set
1	Linen Cocktail Napkin
16	Coaster
1	Mini Bar Tray



KITCHEN

QTY	ITEM
1	Large Fridge
6	Coffee Cup
6	Tea Cup
12	Tea Spoon
1	Wine Opener
10	Wine Glass
10	Champagne Flute
10	High Ball
10	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
3	Waste Basket
3	Guest Item Tray
2	QR Code
2	NB Magazine
3	Guest Directory Booklet
6	Notepad
6	Pen
4	Telephone Main Salon aux Rooms



DISCLAIMER

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.

The Developer and Hotel Operator reserve the exclusive right to source and procure all OS&E and FF&E items from suppliers of their choosing and may substitute any manufacturer, brand or product identified in this Price List with alternatives that, in their reasonable judgment, are of comparable or superior quality, design intent and operational functionality.

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.

Package pricing is based upon current procurement assumptions, supplier quotations and prevailing market conditions and may be adjusted prior to final procurement and installation to reflect changes in supplier pricing, product availability, freight and logistics costs, customs duties, tariffs, taxes, exchange rates, installation costs and other procurement-related expenses.

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.



BRAND DISCLOSURES

The branded residences described herein are not owned, developed or sold by Nikki Beach Hospitality Group. Nikki Beach Hospitality Group makes no representations, warranties or guarantees regarding the development, construction, marketing, sale or operation of the residences.

The Developer is licensed to use certain Nikki Beach trademarks pursuant to a limited, revocable licence agreement, which may expire or be terminated in accordance with its terms. Neither Nikki Beach Hospitality Group nor the Developer shall be liable for any differences between the concepts presented herein and the completed project.

LEGAL AND REGULATORY INFORMATION

This Price List is preliminary in nature and is provided solely for informational purposes. It does not constitute legal, financial, tax or investment advice, nor does it constitute an offer to sell real estate or securities in any jurisdiction where such offer would be prohibited or require prior registration, licensing or qualification.

The final scope of the OS&E and FF&E Package, including procurement, specifications, pricing, installation and the purchaser's rights and obligations, shall be governed exclusively by the executed Purchase and Sale Agreement, Rental Management Agreement, Shared Facilities & Services Agreement, Master Declaration and any other applicable transaction documents. In the event of any inconsistency between this Price List and the executed transaction documents, the transaction documents shall prevail.

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

LIMITATION OF LIABILITY

While reasonable efforts have been made to ensure the accuracy of the information contained herein, the Developer, the Hotel Operator and their respective affiliates, agents and representatives make no warranties or representations regarding the completeness or accuracy of the information provided and expressly disclaim liability for any loss or damage arising from reliance upon this Price List.

Nothing contained herein shall be interpreted as a representation or guarantee regarding future investment performance, appreciation in value, rental income, occupancy levels or financial returns. References to nearby attractions, services or infrastructure are based upon publicly available information and remain subject to change.

During any period in which the branded residences are operational prior to the opening of the corresponding Nikki Beach hotel, hotel services and management by Nikki Beach Hospitality Group will not be available. During such period, services will be provided by the Developer or its designated operators.

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