

STUDIO

FURNITURE, FIXTURES & EQUIPMENT (FF&E)

OPERATING SUPPLIES & EQUIPMENT (OS&E)



DESIGNED TO MAKE
EVERY ARRIVAL
FEEL EFFORTLESS.



NIKKI BEACH
RESIDENCES
Antigua



STUDIO

TYPE: PLAN A (ACCESSIBLE)

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$90,000



AREA RUG

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

ART

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

CASEGOOD

CODE	ITEM NAME	QTY
RES-202-CG	Queen Bed	1
RES-203-CG	Queen Nightstand	2
RES-204-CG	Queen Dresser	1
RES-213A-CG	Accessible 4' Vanity	1
RES-217-CG	30" Outdoor Dining Table	1
RES-226-CG	Outdoor Side Table	1

WINDOW TREATMENT

CODE	ITEM NAME	QTY
RES-601-WT	Motorized Drapery and Sheer Fabrication - One Way Draw	1

LIGHTING (HARDWIRE)

CODE	ITEM NAME	QTY
LT-202R	Resi Pendant at Queen Bed	2
LT-205R	Vanity Electric Mirror	1
LT-212R	Resi Ceiling Fan at Terrace	1



SEATING

CODE	ITEM NAME	QTY
RES-301-SG	Counter Stool	2
RES-308-SG	Outdoor Dining Chair	2
RES-311R-SG	Single Outdoor Chaise - Right Arm Seated	1
RES-312-SG	Lounge Chair at Bedroom	1
RES-316-SG	Ottoman at Lounge Chair	1

PORTABLE LIGHTING

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

MIRROR

CODE	ITEM NAME	QTY
RES-803-MR	Full Length Wood Mirror	1

APPLIANCES

CODE	ITEM NAME
AP-300	Bosch 18" Dishwasher
AP-311	Bosch 24" Built-In Refrigerator
AP-312	Bosch 24" Induction Cooktop
AP-313	Bosch 24" Custom Insert Vent Hood
AP-314	Bosch 24" Speed Oven
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



STUDIO

TYPE: PLAN B

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)

RENTAL PACKAGE APPROXIMATELY US \$90,000



AREA RUG

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

ART

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

CASEGOOD

CODE	ITEM NAME	QTY
RES-202-CG	Queen Bed	1
RES-203-CG	Queen Nightstand	2
RES-204A-CG	Queen Dresser	1
RES-213-CG	4' Vanity	1
RES-217-CG	30" Outdoor Dining Table	1
RES-226-CG	Outdoor Side Table	1

LIGHTING (HARDWIRE)

CODE	ITEM NAME	QTY
LT-202R	Resi Pendant at Queen Bed	2
LT-205R	Vanity Electric Mirror	1
LT-212R	Resi Ceiling Fan at Terrace	1
LT-213RB	5' Kitchen Island Pendant Long	1

SEATING

CODE	ITEM NAME	QTY
RES-301-SG	Counter Stool	2
RES-308-SG	Outdoor Dining Chair	2
RES-311L-SG	Single Outdoor Chaise - Left Arm Seated	1

MIRROR

CODE	ITEM NAME	QTY
RES-803-MR	Full Length Wood Mirror	1



WINDOW TREATMENT

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

APPLIANCES

CODE	ITEM NAME
AP-300	Bosch 18" Dishwasher
AP-311	Bosch 24" Built-In Refrigerator
AP-312	Bosch 24" Induction Cooktop
AP-313	Bosch 24" Custom Insert Vent Hood
AP-314	Bosch 24" Speed Oven
AP-350	Bosch 24" Compact Washer
	Bosch 24" Compact Heat Pump Dryer

NOTES:

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STUDIO

TYPE: PLAN C (ACCESSIBLE)
FURNITURE, FIXTURES AND EQUIPMENT (FF&E)
RENTAL PACKAGE APPROXIMATELY US \$90,000



AREA RUG

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

CASEGOOD

CODE	ITEM NAME	QTY
RES-202-CG	Queen Bed	1
RES-203-CG	Queen Nightstand	2
RES-204-CG	Queen Dresser	1
RES-213A-CG	Accessible 4' Vanity	1
RES-226-CG	Outdoor Side Table	2

LIGHTING (HARDWIRE)

CODE	ITEM NAME	QTY
LT-202R	Resi Pendant at Queen Bed	2
LT-205R	Vanity Electric Mirror	1
LT-212R	Resi Ceiling Fan at Terrace	1

SEATING

CODE	ITEM NAME	QTY
RES-300-SG	Lounge Chair at Living	2
RES-301-SG	Counter Stool	2
RES-310-SG	Outdoor Lounge Chair	2
RES-316-SG	Ottoman at Lounge Chair	1

MIRROR

CODE	ITEM NAME	QTY
RES-803-MR	Full Length Wood Mirror	1



WINDOW TREATMENT

CODE	ITEM NAME	QTY
RES-603	Motorized Drapery and Sheer Fabrication - Split Draw	1

PORTABLE LIGHTING

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

APPLIANCES

CODE	ITEM NAME
AP-300	Bosch 18" Dishwasher
AP-311	Bosch 24" Built-In Refrigerator
AP-312	Bosch 24" Induction Cooktop
AP-313	Bosch 24" Custom Insert Vent Hood
AP-314	Bosch 24" Speed Oven
AP-350	Bosch 24" Compact Washer
	Bosch 24" Compact Heat Pump Dryer

NOTES:

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STUDIO

TYPE: PLAN C

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)
RENTAL PACKAGE APPROXIMATELY US \$90,000



AREA RUG

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

ART

CODE	ITEM NAME	QTY
RES-700-ART	Small Sculptural Art	1

CASEGOOD

CODE	ITEM NAME	QTY
RES-202-CG	Queen Bed	1
RES-203-CG	Queen Nightstand	2
RES-204-CG	Queen Dresser	1
RES-213A-CG	5' Vanity	1
RES-226-CG	Outdoor Side Table	2

WINDOW TREATMENT

CODE	ITEM NAME	QTY
RES-602-WT	Drapery Fabrication - Split Draw	1

LIGHTING (HARDWIRE)

CODE	ITEM NAME	QTY
LT-202R	Resi Pendant at Queen Bed	2
LT-205R	Vanity Electric Mirror	1
LT-212R	Resi Ceiling Fan at Terrace	1



SEATING

CODE	ITEM NAME	QTY
RES-300-SG	Lounge Chair at Living	2
RES-301-SG	Counter Stool	2
RES-310-SG	Outdoor Lounge Chair	2
RES-316-SG	Ottoman at Lounge Chair	1

PORTABLE LIGHTING

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

MIRROR

CODE	ITEM NAME	QTY
RES-803-MR	Full Length Wood Mirror	1

APPLIANCES

CODE	ITEM NAME
AP-300	Bosch 18" Dishwasher
AP-311	Bosch 24" Built-In Refrigerator
AP-312	Bosch 24" Induction Cooktop
AP-313	Bosch 24" Custom Insert Vent Hood
AP-314	Bosch 24" Speed Oven
AP-350	Bosch 24" Compact Washer
	Bosch 24" Compact Heat Pump Dryer

NOTES:

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STUDIO
OPERATING SUPPLIES & EQUIPMENT (OS&E)



ENTRANCE DOOR

QTY	ITEM
1	DND Sign
1	MUR Sign

BEDROOM

QTY	ITEM
1	Mattress 180x200
1	Mattress Topper 180x200
1	Mattress Pad 180x200
1	Flat Sheet 180x200
1	Top Sheet 180x200
4	Rectangular Back Pillow
4	Rectangular Pillowcase
4	Rectangular Pillow Protector
1	Duvet Insert (to match size)
1	Duvet Cover (to match size)
1	Coffee Table Book
1	Coffee Table Amenities Bowl (Fruit)
1	Bedside Table Jewelry Box
1	TV 55-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
1	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
6	Hanger - Coat
6	Hanger - Clip
6	Hanger - Bar
2	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



SINK COUNTER AND WALLS

QTY	ITEM
1	Vanity Tray
1	Ring Holder
1	Tissue Box
1	Toilet Roll Bag
1	Soap Pump
1	Hand Soap Dish
1	Bath Salt Container
1	Amenities Box
1	Face Towel tray
1	Hairdryer Box
1	Hairdryer
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
2	Bath Towels
2	Hand Towels
2	Face Towels
1	Makeup Mirror
1	Wastebasket

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
1	Cocktail Set
2	Linen Cocktail Napkin
8	Coaster
1	Minibar Tray



KITCHEN

QTY	ITEM
1	Large Fridge
2	Coffee Cup
2	Tea Cup
4	Tea Spoon
1	Wine Opener
2	Wine Glass
2	Champagne Flute
2	High Ball
2	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	Knives 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



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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