

# FOUR BEDROOM VILLA

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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*



4 BEDROOM VILLA

FURNITURE, FIXTURES AND EQUIPMENT (FF&E)  
RENTAL PACKAGE APPROXIMATELY US \$635,000



## AREA RUG

| CODE        | ITEM NAME                                    | QTY |
|-------------|----------------------------------------------|-----|
| VIL-100A-AR | Area Rug Pad                                 | 1   |
| VIL-100-AR  | Area Rug at Living Room                      | 1   |
| VIL-101A-AR | Area Rug Pad                                 | 1   |
| VIL-101-AR  | Area Rug at Lower Level Master Bedroom       | 1   |
| VIL-102A-AR | Area Rug Pad                                 | 1   |
| VIL-102-AR  | Area Rug at Lower Level Double Queen Bedroom | 1   |
| VIL-103A-AR | Area Rug Pad                                 | 1   |
| VIL-103-AR  | Area Rug at Upper Level Master Bedroom       | 1   |
| VIL-104A-AR | Area Rug Pad                                 | 1   |
| VIL-104-AR  | Area Rug at Upper Level Secondary Bedroom    | 1   |
| VIL-105-AR  | Area Rug at Terrace                          | 2   |

## ART

| CODE         | ITEM NAME                                | QTY |
|--------------|------------------------------------------|-----|
| VIL-700-ART  | Art at Entry                             | 1   |
| VIL-701A-ART | Pair of Art at Living                    | 1   |
| VIL-701B-ART | Pair of Art at Living                    | 1   |
| VIL-702-ART  | Art at Stairwell                         | 1   |
| VIL-703-ART  | Art at Double Queen Bedroom              | 1   |
| VIL-704-ART  | Art at Double Queen Bedroom Lounge Chair | 1   |
| VIL-705-ART  | Art at Upstairs Master Bedroom           | 1   |
| VIL-706-ART  | Art at Upstairs Secondary Bedroom        | 1   |
| VIL-707-ART  | Art at Upstairs Secondary Bedroom Sofa   | 1   |
| VIL-708-ART  | Art at Upstairs Secondary Bedroom Sofa   | 1   |

## WINDOW TREATMENT

| CODE       | ITEM NAME                                                | QTY |
|------------|----------------------------------------------------------|-----|
| VIL-600-WT | Motorized Drapery at Living Room                         | 1   |
| VIL-601-WT | Motorized Drapery in Lower Level Master Bedroom          | 1   |
| VIL-602-WT | Motorized Drapery at Lower Level Double Queen Bedroom    | 1   |
| VIL-604-WT | Motorized Drapery Fabrication at Upstairs Master Bedroom | 1   |
| VIL-605-WT | Motorized Drapery at Upper Level Secondary Bedroom       | 1   |



## CASEGOOD

| CODE       | ITEM NAME                                        | QTY |
|------------|--------------------------------------------------|-----|
| VIL-200-CG | Interior Dining Table                            | 1   |
| VIL-201-CG | Coffee Table at Living                           | 1   |
| VIL-202-CG | Outdoor Dining Table                             | 2   |
| VIL-203-CG | Outdoor Coffee Table                             | 2   |
| VIL-204-CG | Outdoor Side Table                               | 6   |
| VIL-206-CG | Coffee Table at Lower Master Bedroom             | 1   |
| VIL-207-CG | Lower Level King Master Bed                      | 1   |
| VIL-208-CG | Lower Level Queen Bed                            | 2   |
| VIL-209-CG | Lower Level Queen Nightstand                     | 1   |
| VIL-210-CG | Lower Level Queen Dresser                        | 1   |
| VIL-211-CG | Side Table at Living                             | 1   |
| VIL-212-CG | Nesting Coffee Tables at Upstairs Master Bedroom | 1   |
| VIL-213-CG | King Bed at Upstairs Master                      | 1   |
| VIL-214-CG | Nightstands at Upstairs King Master Bedroom      | 2   |
| VIL-215-CG | Dresser at Upstairs Master Bedroom               | 1   |
| VIL-216-CG | Coffee Table at Upstairs Secondary Bedroom       | 1   |
| VIL-217-CG | Upstairs Secondary King Bed                      | 1   |
| VIL-218-CG | Upstairs Secondary Bedroom Nightstands           | 2   |
| VIL-219-CG | Upstairs Secondary Bedroom Dresser               | 1   |

## LIGHTING (HARDWIRE)

| CODE    | ITEM NAME                                  | QTY |
|---------|--------------------------------------------|-----|
| LT-401  | Decorative Pendant at Kitchen Island       | 1   |
| LT-402  | Decorative Pendant at Master Bedroom       | 1   |
| LT-403  | Decorative Pendant at Master Bath          | 4   |
| LT-404A | Decorative Pendant at Secondary Bedroom    | 1   |
| LT-404B | Decorative Pendant at Secondary Bedroom    | 1   |
| LT-405  | Lit Mirror at Secondary Bath               | 1   |
| LT-406  | Lit Mirror at Secondary Bath               | 1   |
| LT-407  | Decorative Pendant at Powder Bath          | 1   |
| LT-408  | Art Light                                  | 2   |
| LT-409  | Decorative Pendant at L2 Master Bath       | 2   |
| LT-410  | Decorative Pendant at L2 Secondary Bedroom | 1   |
| LT-411  | Lit Mirror at L2 Secondary Bedroom         | 2   |
| LT-412  | Decorative Sconce at L2 Powder Bath        | 2   |
| LT-413  | Ceiling Fan at Outdoor Terrace             | 3   |





## MIRROR

| CODE       | ITEM NAME                                    | QTY |
|------------|----------------------------------------------|-----|
| VIL-800-MR | Mirror at Lower Level MasterBath             | 2   |
| VIL-801-MR | Full Length Mirror at Closet                 | 3   |
| VIL-802-MR | Mirror at Upper Level PowderBath             | 1   |
| VIL-803-MR | Mirror at Dry Vanity at Upper Master Bedroom | 1   |
| VIL-804-MR | Mirror at Lower Level Half Bath              | 1   |

## PILLOW FABRICATION

| CODE        | ITEM NAME                            | QTY |
|-------------|--------------------------------------|-----|
| VIL-315B-PI | 24" Pillow Fabrication at Sofa       | 2   |
| VIL-315D-PI | 24" Pillow Fabrication at Sofa       | 2   |
| VIL-400-PI  | Kidney Pillow at Living Room Sofa    | 2   |
| VIL-401-PI  | 20" X 20" Pillow at Living Room Sofa | 3   |

## PORTABLE LIGHTING

| CODE       | ITEM NAME                                     | QTY |
|------------|-----------------------------------------------|-----|
| VIL-500-LT | Floor Lamp at Living                          | 1   |
| VIL-501-LT | Floor Lamp at Double Queen Bedroom            | 1   |
| VIL-502-LT | Console Lamp at Lower Level Master Bedroom    | 1   |
| VIL-503-LT | Nightstand Lamp at Lower Level Master Bedroom | 1   |
| VIL-504-LT | Nightstand Lamp at Upstairs Master Bedroom    | 2   |
| VIL-505-LT | Nightstand Lamp at Secondary Upstairs Bedroom | 1   |

## SEATING

| CODE       | ITEM NAME                                  | QTY |
|------------|--------------------------------------------|-----|
| VIL-300-SG | Interior Dining Chair                      | 8   |
| VIL-301-SG | Sofa at Living                             | 1   |
| VIL-302-SG | Lounge Chair at Living                     | 1   |
| VIL-303-SG | Outdoor Dining Chair                       | 16  |
| VIL-304-SG | Outdoor Sectional                          | 1   |
| VIL-305-SG | Outdoor Lounge Chair                       | 2   |
| VIL-306-SG | Outdoor Chaise                             | 8   |
| VIL-307-SG | Outdoor Daybed                             | 2   |
| VIL-308-SG | Lounge Chair at Lower Level Master Bedroom | 2   |
| VIL-309-SG | Bench at Lower Level Master Bedroom        | 1   |
| VIL-310-SG | Lounge Chair at Lower Double Queen Bedroom | 1   |
| VIL-311-SG | Bench at Queen Beds                        | 2   |
| VIL-312-SG | Counter Stool                              | 4   |
| VIL-313-SG | Stool at Closet/Dry Vanity                 | 4   |
| VIL-314-SG | Bench at Upstairs Master Bedroom           | 1   |
| VIL-315-SG | Sofa at Secondary Upstairs Bedroom         | 1   |



## APPLIANCES

| CODE    | ITEM NAME                              |
|---------|----------------------------------------|
| AP-310  | Bosch 24" Dishwasher                   |
| AP-331B | Gaggenau 30" Built-In Refrigerator     |
|         | Gaggenau 30" Built-In Freezer          |
| AP-332  | Gaggenau 36" Induction Cooktop         |
| AP-334  | Gaggenau 30" Convection Oven           |
| AP-335  | Gaggenau 24" Wine Climate Cabinet      |
| AP-340  | Gaggenau 30" Warming Drawer            |
| AP-341  | Gaggenau 24" Warming Drawer            |
| AP-342  | Gaggenau 24" Built-In Espresso Machine |
| AP-344  | Gaggenau 30" Microwave Oven            |
| AP-350  | Bosch 24" Compact Washer               |
|         | Bosch 24" Compact Heat Pump Dryer      |
| AP-333  | Bosch 36" Custom Insert Vent Hood      |
| AP-360  | Coyote Outdoor Grille                  |
| AP-361  | True Outdoor U.C. Refrigerator         |

### NOTES:

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

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## BEDROOM

| QTY | ITEM                                |
|-----|-------------------------------------|
| 3   | Mattress 200x200                    |
| 3   | Mattress Topper 200x200             |
| 3   | Mattress Pad 200x200                |
| 3   | Flat Sheet 200x200                  |
| 3   | Top Sheet 200x200                   |
| 2   | Mattress 160x200                    |
| 2   | Mattress Topper 180x200             |
| 2   | Mattress Pad 180x200                |
| 2   | Flat Sheet 180x200                  |
| 2   | Top Sheet 180x200                   |
| 16  | Rectangular Back Pillow             |
| 16  | Rectangular Pillowcase              |
| 16  | Rectangular Pillow Protector        |
| 5   | Duvet Insert (to match size)        |
| 5   | Duvet Cover (to match size)         |
| 20  | Coffee Table Book                   |
| 4   | Coffee Table Amenities Bowl (Fruit) |
| 6   | Flower Vase                         |
| 5   | Bedside Table Jewelry Box           |
| 1   | TV 55-inch                          |
| 1   | TV Mount                            |
| 1   | TV Remote Holder                    |
| 4   | TV 65-inch                          |
| 4   | TV Mount                            |
| 4   | TV Remote Holder                    |

## ENTRANCE DOOR

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

## CLOSETS

| QTY | ITEM                        |
|-----|-----------------------------|
| 8   | Robe                        |
| 8   | Slippers                    |
| 8   | Flip Flop                   |
| 8   | Slippers Bag                |
| 4   | Luggage Rack                |
| 4   | Shoe Horn                   |
| 4   | Cloth Brush                 |
| 4   | Lint Brush                  |
| 4   | Shoe Shine Mitt             |
| 4   | Shoe Bag                    |
| 4   | Shoe Tray                   |
| 32  | Hanger - Coat               |
| 32  | Hanger - Clip               |
| 32  | Hanger - Bar                |
| 8   | Silk Hanger - Padded        |
| 3   | Steamer                     |
| 3   | Steamer Bag                 |
| 3   | Steamer Box                 |
| 1   | Iron Bag                    |
| 4   | Laundry Bag                 |
| 4   | Laundry Box                 |
| 4   | Wet Bag                     |
| 3   | Closet Pillow Case          |
| 3   | Pillow Protector (Standard) |
| 3   | Closet Pillow (Standard)    |
| 1   | Safe                        |
| 1   | Safe Tray                   |
| 1   | Cable Tie                   |
| 4   | Tote Beach Bag              |
| 4   | Umbrella                    |
| 4   | Laundry List                |
| 4   | Pen                         |
| 3   | Adapter                     |



## SINK COUNTER AND WALLS

| QTY | ITEM                |
|-----|---------------------|
| 4   | Vanity Tray         |
| 4   | Ring Holder         |
| 6   | Tissue Box          |
| 4   | Body Lotion Pump    |
| 4   | Toilet Roll Bag     |
| 6   | Soap Pump           |
| 8   | Hand Soap Dish      |
| 1   | Bath Salt Container |
| 4   | Amenities Box       |
| 1   | Bathtub Tray        |
| 1   | Bathtub Pillow      |
| 5   | Face Towel Tray     |
| 4   | Hairdryer           |
| 3   | Dyson Stand         |
| 1   | Hairdryer Box       |
| 4   | Shower Cap          |
| 8   | Nail Care Kit       |
| 8   | Vanity Kit          |
| 8   | Sanitary Cap        |
| 8   | Shaving Kit         |
| 8   | Toothbrush          |
| 4   | Mosquito Repellent  |
| 8   | Bathroom Glasses    |
| 4   | Weight Scale        |
| 8   | Bath Mats shower    |
| 8   | Bath Mats           |
| 10  | Bath Towels         |
| 12  | Hand Towels         |
| 12  | Face Towels         |
| 4   | Makeup Mirror       |
| 4   | Wastebasket         |
| 4   | Small Flower Vase   |

## BATHROOM TOILET

| QTY | ITEM            |
|-----|-----------------|
| 5   | Toilet Wastebin |

## SHOWER

| QTY | ITEM               |
|-----|--------------------|
| 4   | Dispenser Brackets |
| 4   | Shampoo            |
| 4   | Conditioner        |
| 4   | 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          |
| 16  | Coffee Capsules               |
| 8   | Decaf Coffee                  |
| 8   | Tea - Earl Gray               |
| 8   | Tea - English Breakfast       |
| 8   | Tea - Countess Grey (Citrus)  |
| 10  | Raw Sugar                     |
| 10  | Splenda Sugar Substitute      |
| 8   | Equal Sugar Blue Packet       |
| 10  | Sweet Substitute Packet       |
| 8   | International Delight Creamer |
| 10  | Stirrer                       |
| 1   | Coffee and Tea Box            |
| 1   | Ice Bucket and Tongs          |
| 1   | Tongs                         |
| 1   | Mini Bar Tray                 |
| 1   | Cocktail Set                  |
| 1   | Linen Cocktail Napkin         |
| 18  | Coaster                       |
| 1   | Mini Bar Tray                 |



## KITCHEN

| QTY | ITEM                                   |
|-----|----------------------------------------|
| 1   | Large Fridge                           |
| 8   | Coffee Cup                             |
| 8   | Tea Cup                                |
| 16  | Tea Spoon                              |
| 1   | Wine Opener                            |
| 12  | Wine Glass                             |
| 12  | Champagne Flute                        |
| 12  | High Ball                              |
| 12  | 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                           |
|-----|--------------------------------|
| 4   | Waste Basket                   |
| 4   | Guest Item Tray                |
| 3   | QR Code                        |
| 3   | NB Magazine                    |
| 4   | Guest Directory Booklet        |
| 8   | Notepad                        |
| 8   | Pen                            |
| 5   | 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.





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