

NIKKI BEACH
RESIDENCES
Antigua



ARTIST'S CONCEPTUAL RENDERING. SUBJECT TO CHANGE

INFRASTRUCTURE & OPERATIONS
AT NIKKI BEACH RESORT & SPA ANTIGUA

OWNING WITH CONFIDENCE

THE PLATFORM BEHIND EVERY RESIDENCE AT THE RESIDENCES AT NIKKI BEACH RESORT & SPA ANTIGUA.

Behind every residence at The Residences at Nikki Beach Resort & Spa Antigua sits a hotel-grade infrastructure platform — the power, cooling, water and connectivity of a luxury resort, professionally managed on owners' behalf. It is what makes beachfront living effortless: reliable, resilient, and built to hold its value for the long term.

THE PLATFORM

A HOTEL-GRADE PLATFORM BEHIND EVERY FRONT DOOR

In most private homes, the owner inherits the upkeep as well as the property. The generator that fails, the pump that ages, the systems that need managing. Here, ownership works differently.

Power, cooling, water, wastewater and telecommunications are designed, operated and renewed at resort level, as one integrated system serving the hotel, residences and villas alike. Each residence connects to that platform and contributes its fair share to running it, affording owners the reliability, redundancy and service of a luxury hotel, a level independent ownership rarely attains.



THE BENEFITS

WHAT IT MEANS FOR OWNERS

Ownership here is designed to meet the operational standards typically associated with leading luxury resorts, not those of a conventional condominium.

- Centralised infrastructure management
- Professional facilities management
- Planned reserve funding
- 24/7 operational oversight
- Hotel-grade maintenance programmes

The platform exists so that ownership feels effortless. In practice, it shows in four ways:

1 | LOCK-AND-LEAVE, WITH CONFIDENCE

Critical systems, life-safety equipment and preventive maintenance are monitored and maintained whether or not the owner is in residence. Owners can travel freely, assured that the residence is cared for in their absence.

2 | RELIABILITY AND RESILIENCE

Core systems are designed with backup, redundancy and business continuity in mind, and planned around Caribbean conditions.

3 | ONE PROFESSIONAL OPERATOR

A single resort operator coordinates maintenance, suppliers and emergency response across the whole development. No contractors to manage, no systems to oversee.

4 | VALUE THAT IS PROTECTED

Planned maintenance and long-term reserve funding keep major systems renewed on schedule, protecting the quality, appearance and value of each residence over time.

SEAMLESS OWNERSHIP

Technology is intended to make ownership feel effortless, whether owners are on property, travelling internationally or participating in the rental programme.

Owners are expected to benefit from digital tools designed to simplify ownership:

- Owner portal
- Mobile app integration
- Digital service requests
- Utility monitoring
- Smart-home connectivity

WITHIN THE RESIDENCE	SHARED, AND PROFESSIONALLY RUN
Interior finishes and fixtures	Building structure and lifts
In-unit mechanical and electrical systems	Cooling plant and distribution
Internal plumbing and fittings	Water, power and wastewater systems
Private use of the home	Pools, amenities, landscaping and roads

Ownership here is designed to feel effortless. Rather than managing building systems or arranging independent equipment, owners leave them to a single coordinated resort platform that preserves architectural consistency, operational reliability and the overall ownership experience. It is white-glove ownership by design: the resort is cared for on owners' behalf, so it always performs and presents as one.

COST	WHAT IT COVERS
Condominium (HOA)	Building structure, common areas, insurance and long-term reserves
Shared Services & Facilities (SSF)	Resort infrastructure, shared amenities and operational services
Individual consumption	What the owner personally uses, measured by the residence's individual meter

Because every residence is individually metered, owners pay for the energy and water they actually use, recharged at the resort's bulk tariff rates, with any administrative surcharge disclosed and approved through the annual budget. Shared costs are allocated by fair, transparent measures and disclosed to owners each year.

Insurance is arranged at resort level, avoiding gaps between hotel and residential cover and drawing on the strength of bulk purchasing. And for residences enrolled in the operator's rental programme, utility charges can be netted against rental income, so there is nothing separate to settle during rental periods.

RESILIENCE & LONGEVITY

BUILT TO LAST

Resilience is designed in. Hotel-grade backup power is planned for critical services (life-safety systems, lifts, central cooling circulation and water supply) and infrastructure is planned around the region's climate, with recovery and continuity in mind.

Just as important is what happens over the years. Major shared systems are maintained through planned, preventive programmes rather than reactive repairs, and renewed on schedule through long-term reserve funding. This reduces the likelihood of large unplanned assessments, and keeps the resort and each residence performing and presenting as it should, well into the future.

Critical infrastructure is designed around reliability, resilience and continuity, helping maintain essential owner services during outages, severe weather events and periods of peak demand.



ARTIST'S CONCEPTUAL RENDERING. SUBJECT TO CHANGE

DESIGNED FOR CONTINUITY

- Resort-wide backup power strategy
- Storm resilience planning
- Preventive maintenance programmes
- Long-term reserve funding strategy
- Utility redundancy



WHERE THINGS STAND

CONFIRMED, AND BEING FINALISED

Because the resort is in pre-construction, some elements are firmly set while others are still being refined. The distinction is set out plainly below.

CONFIRMED NOW	BEING FINALISED BEFORE COMPLETION
Condominium ownership model	Final cooling (HVAC) system specification
Individual metering for every residence	Utility billing platform and statements
Centralised, consumption-based billing model	Detailed cost-allocation formulas and budgets
Three-tier cost structure (HOA / SSF / Owner)	Digital and technology platforms
Centralised resort infrastructure and management	Final system boundaries and equipment

A comprehensive Owner Manual will be issued before completion, setting out final systems, billing mechanics, operational procedures and support channels in full.



IN BRIEF

COMMON QUESTIONS

QUESTION	ANSWER
Are utilities individually metered?	Yes. Every residence has its own sub-metering, so consumption is measured accurately within the centrally managed system.
Is cooling individually controlled?	Yes. Owners control the temperature within the residence; the central system that supplies it is managed at resort level.
Who maintains the infrastructure?	The resort operator manages and maintains all shared infrastructure.
Who pays for shared infrastructure?	Owners contribute through Condominium (HOA) and Shared Services & Facilities (SSF) fees.
Is the billing structure settled?	The model is confirmed. Centrally managed and recharged on individual consumption. The platform and statement format will be finalised before opening.
Will systems change before completion?	Technical details will be refined, but within the framework set out here. The core structure will not materially change.
Will owners receive final specifications?	Yes. A full Owner Manual is issued before completion.

DISCLAIMER

This document is provided for information only and does not form part of any legally binding agreement. It is non-binding and subject to change. In the event of any discrepancy, the executed legal documents — including the Sale and Purchase Agreement, Master and Condominium Declaration, Shared Services & Facilities Agreement, and Rental Management Agreement — shall govern.

