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Nikki Beach Resort & Spa Antigua Advances Toward Vertical Construction Following Completion of Site Works

With land clearing and grading completed, in-process pilings highlight pre-construction foundational efforts to prepare for vertical construction

JOLLY BEACH, Antigua (Oct. 13, 2026) – Nikki Beach Resort & Spa Antigua, Antigua's first luxury branded resort and residences, has concluded land clearing, grading and other aspects of the pre-construction phase, as the installation of pilings begins at the $400 million-plus development.

The Resort, which will set a new standard for wellness-driven luxury living in the Caribbean, includes 134 branded residences, featuring seven four-bedroom beachfront villas and 127 one- to three-bedroom branded residences, and an additional 82 hotel rooms. This milestone marks the transition from site preparation and foundation to the final step before vertical construction begins along Jolly Beach, the longest of Antigua's 365 beaches.

The first-of-its-kind resort on the island, which includes residences from one- to four-bedrooms, is being developed by Ayre Group and will be operated by Nikki Beach Hospitality Group.

Ground improvement works have advanced substantially, with more than 4,600 stone columns and 1,200 Controlled Modulus Columns (CMC) installed across the site. With the stone-column program now more than 85% complete, the project continues to advance through its final foundation stages ahead of vertical construction, with an anticipated opening of 2030.

Residence owners will also gain access to the resort's centerpiece 11,000-square-foot Nikki Spa + Fitness Centre, a private Owners' Lounge with its own gym, concierge services, and access to exclusive rental-management opportunities.

The amenity-rich community will also include five food and beverage outlets, two heated resort pools, an Aquatic Centre, and The Reef, a dedicated kids and teen club.

The project remains eligible under Antigua and Barbuda's Citizenship by Investment Program (CIP) and continues to be marketed exclusively by Blueprint Global.

Branded residences are priced from $1.2 million to $5 million, and villas from $7.8 million.

Construction is generating numerous direct and indirect opportunities for local companies, including local contractors, suppliers, artisans and vocational trainees throughout the development phase.

“This is the phase where a project really starts to come to life,” said Calvin Ayre, Chairman of the Ayre Group. “It is the first of its kind on the island, and this work represents the physical foundation for what will become one of the Caribbean’s leading wellness destinations.”

“Nikki Beach Resort & Spa Antigua represents an exciting new chapter for our brand,” said Lucia Penrod, Co-founder, Owner & CEO of Nikki Beach Hospitality Group. “We’ve always believed in creating places where people can come together, connect, and Celebrate Life. With Antigua, we’re bringing that philosophy to a new level, combining the energy and spirit of Nikki Beach with a greater focus on wellness, luxury living, and the natural beauty of the Caribbean.”

While Nikki Beach is known globally for its energy, wellness is emerging as one of the resort's most architecturally ambitious components.

Nikki Spa and the Fitness Centre will offer an integrated, holistic approach to well-being unlike anything currently available on the island, with the aim of becoming one of the Caribbean’s premier wellness destinations.

Once complete, the sanctuary will feature elements such as:

- Advanced recovery and longevity therapies, including red-light therapy, hyperbaric oxygen treatment, IV infusions, cryotherapy, hydrothermal experiences, and a dedicated Longevity Bar
- Indoor and outdoor treatment cabanas designed to blend spa rituals with Antigua's natural surroundings, including sensory-deprivation and snow rooms and private plunge pools
- Signature spa journeys, such as a Pre-Flight Sleep Ritual and Jet Lag Recovery Program

The spa's architecture, designed by HKS Architects with interiors by ROAM Interior Design Studio, draws on the coastline's wave patterns, carrying Jolly Beach's sense of calm into every treatment room.

Sales and marketing of The Residences Nikki Beach Resort & Spa Antigua is being managed by Blueprint Global. For additional information, visit www.nikkibeachresidencesantigua.com or contact Joseph Valentino, VP Sales, at +1-514.829.0507.

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About Ayre Group
Led by Chairman Calvin Ayre, the Ayre Group is a global investment group that funds ground-breaking businesses in blockchain technology, media, publishing, health & wellness, and travel & leisure. Ayre Group builds and supports technology and businesses that break down barriers to entry, democratize opportunity, and positively enhance people's lives. The Group's real estate arm, Ayre Developments, is the largest real estate developer in Antigua today, with projects including the Canada Place high-tech office complex and the US $400 million-plus five-star Nikki Beach Antigua project, scheduled for completion in 2029.

About Nikki Beach Hospitality Group:

Established by entrepreneurs Jack and Lucia Penrod, Nikki Beach Hospitality Group epitomizes barefoot luxury hospitality, curating transformative lifestyle experiences through its collection of beach clubs, hotels, resorts, residences, dining concepts, and pop-ups. Located in some of the world's most sought-after destinations, Nikki Beach is recognized among the best beach clubs and resorts, seamlessly blending music, dining, entertainment, fashion, film, and art to create unforgettable moments. In addition to the iconic Nikki Beach brand, the group's portfolio includes Lucia Restaurants and The Nikki Beach Cocktail Club, each with its own distinct concept and identity. Across its expanding endeavors, Nikki Beach Hospitality Group continues to set new benchmarks in crafting luxury travel and lifestyle experiences.

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For more information, visit OwnNBAntigua.com or follow @nikkibeachresidencesantigua.