

# ANTIGUA

## NIKKI BEACH RESORT & SPA

### PROJECT DESCRIPTION

This soon-to-be-developed 5-star resort on the beachfront of Antigua is poised to become an unforgettable destination in the region, combining convenience with modern living. As guests enter the property, they will be immediately immersed in its idyllic atmosphere and breathtaking ocean views.

Our beachfront resort will become a marketing anchor for the broader tourism destination of Antigua and catalyze local private investment. The listed area is an estimated 715,000 sq. ft. and the GSA is about 560,000 sq. ft.

### PROJECT SITE





## FACILITIES



**Hotel Rooms**  
82 rooms and suites



**Branded Residences**  
181 luxury branded residences of up to four bedrooms including 5 beach front villas



**Exclusive Owner's Lounge**  
A unique amenity with a concierge offering property management services and a private gym



**World Renowned Beach Club**  
Beach Club offering Nikki Beach's signature music, dining, and entertainment.



**5 Food & Beverage Outlets**  
All day dining restaurant (breakfast and dinner), lobby bar/coffee lounge, beach shack, pool bar and food truck.



**Health & Wellness Areas**  
Approximately 15,000 sq. ft., including a spa, several indoor and outdoor treatment rooms, a fitness studio, spa pool, steam room, sauna, indoor jacuzzi, and 3 resort pools.

## JOBS

A significant investment will be made in the resort's development and the expectation is that around 300 long term jobs will be created on the island along with a similar number of shorter-term construction jobs.

## KEY PROJECT STAKEHOLDERS

**Project Owner and Developer:**  
The Ayre Group

**Lead Designer:**  
HKS, an integrated global design firm

**Operator:**  
Nikki Beach Hospitality Group

## PROJECT SCHEDULE

**Construction Start:** 2025

**Construction Duration:** 36 months, opening 2028



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