

ISLAND INVITATION

Some addresses are investments. Some are lifestyles.
Nikki Beach's first resort in the Western Hemisphere intends to be
both — bringing branded residences and beachfront living to
Antigua's west coast. By Yasmin Haraake ➤



There are islands that demand attention, and then there is Antigua. It doesn't announce itself – instead, it reveals itself gradually: a sweep of emerald coastline, hills softened by tropical light and water so vividly turquoise it might look like a mirage. Its celebrated 365 beaches may be legendary, but Antigua's enduring appeal lies in its ability to remain distinctly itself – relaxed, understated and refreshingly free of pretension.

Now, a new chapter is taking shape on Antigua's west coast. Along the pristine sands of Jolly Beach, **The Residences at Nikki Beach Resort & Spa Antigua** (ownnbantigua.com) is set to become the island's first fully branded residential resort development with 134 turnkey residences (including seven beachfront villas) as well as an 84-room resort, courtesy of design heavyweights, HKS Architects.



AN ENDLESS ESCAPE

Top: Elevated island living is poised to emerge along one of Antigua's most coveted stretches of sand; Above: Designed to evoke ongoing relaxation, the on-site beach club is set to deliver true barefoot luxury



ARTFUL ADDRESS

European refinement arrives in Miami, where Kempinski is bringing more than 125 years of hospitality expertise to one of the city's most creative neighbourhoods.

As branded residences continue their rapid expansion across the luxury hospitality sector, Kempinski is preparing to bring its own interpretation of the concept to Miami. Rising in the heart of the city's Design District, **Kempinski Residences Miami** (kempinskiresidencesmiami.com) will pair the German-founded, Geneva-headquartered brand's longstanding reputation for service with a neighbourhood celebrated for its concentration of art, architecture, fashion and design.

Scheduled for completion in 2029, the development has been conceived by Arquitectonica, with interiors by Rockwell Group and landscape architecture by Enea. Together, they will create a collection of residences shaped



With direct access to one of the Caribbean's most breathtaking shorelines, the development by White Sand Development Ltd., a subsidiary of the Ayre Group, will draw inspiration from its eye-catching surroundings. ROAM Interior Design has envisioned interiors featuring neutral tones, sea-glass greens, ocean blues and warm wood detailing that will reflect the laidback rhythm of life for which Antigua is known.

Owners will be able to immerse themselves however they choose in these chic surroundings – whether unwinding at the on-site beach club, enjoying the 11,000-square-foot spa and wellness centre or relaxing in the Residence Owners Lounge. Oceanfront pools and expansive terraces will further enhance the littoral experience.

The project arrives amid a wider boom in branded residences across the luxury hospitality sector. Increasingly, leading brands are looking beyond traditional guestrooms towards ownership models that combine private residences with resort-style amenities and services. Within the Global Hotel Alliance portfolio alone, distinguished marques such as Anantara, Kempinski (see sidebar) and Viceroy to name just three, have embraced the model, reflecting growing demand among affluent buyers for homes that offer both lifestyle benefits and global brand affiliation.

Bringing the tropical tranquillity of Antigua's west coast together with the signature sophistication for which the brand is known, The Residences at Nikki Beach Resort & Spa Antigua will offer more than a sanctuary on the sand. As a member of the GHA DISCOVERY programme, ➤➤➤

“The Residences at Nikki Beach Resort & Spa Antigua will offer more than a sanctuary on the sand”

by contemporary design, generous living spaces and a strong sense of place.

The setting is equally compelling. Long regarded as Miami's creative epicentre, the district continues to attract collectors, entrepreneurs and tastemakers from around the world. For Kempinski, whose portfolio spans grand city hotels (including the newly acquired Augustine Hotel, Prague), storied resorts across Europe, the Middle East and Asia, it represents a natural evolution – one that feels perfectly attuned to the rhythm and ambition of modern Miami.

STRENGTH IN NUMBERS

A quintet of independent hotel brands join GHA, strengthening its global reach while preserving the individuality that defines each collection.

Global Hotel Alliance has expanded its collection of member brands with the addition of five new member groups, broadening the presence of GHA DISCOVERY across Europe, Asia, Africa and the Middle East while establishing a significantly stronger position in Japan.

The additions underline the continued appeal of collaboration among independent hospitality groups, particularly at a moment when scale, loyalty and distribution have become increasingly important without requiring brands to surrender their own identities. For GHA DISCOVERY's 35 million-plus members, the move broadens choice in established destinations including Hong Kong, Barcelona, Vienna and Prague, while extending the alliance's reach across Japan and taking it into Zagreb, Croatia, and Rabat, Morocco, for the first time.

A family-owned approach to hospitality arrives via **Almanac Hotels** (almanachotels.com), whose collection of boutique properties in Barcelona, Vienna and Prague has built a reputation for combining contemporary design with a strong sense of local identity. Founded by Austrian entrepreneur Herbert Haselbacher and his daughter Tina, the group places considerable emphasis on neighbourhood connections, regional gastronomy and collaborations with local creatives.

Adding significant scale to the alliance is **Regal Hotels International** (regalhotel.com), the Hong Kong-based operator whose portfolio spans 11 properties across the Regal, Regala and iclub brands. Established in 1979, the company operates approximately 6,800 rooms alongside an extensive collection of restaurants, bars and event spaces, reinforcing GHA's presence across one of Asia's most important gateway cities.

A more resort-focused perspective arrives with **STORY Hotels & Resorts** (story-hospitality.com), whose five-property portfolio stretches from the Seychelles to Morocco and the Middle East. With an emphasis on destination-led experiences, wellness and architectural sophistication, the collection includes STORY Seychelles at Beau Vallon Bay, one of the Indian Ocean's most recognisable luxury addresses.



CONTEMPORARY CLASSICS

Above: Almanac's Viennese flagship occupies one of the city's grandest historic addresses; Below: Prague's Almanac X Alcron brings a modern edge to the brand's design-led ethos

A more intimate dimension comes courtesy of **TemptingPlaces Collection** (temptingplaces-collection.com), a curated portfolio of boutique hotels united by a shared focus on character, cuisine and wellbeing. Inspired by the French *art de vivre*, the collection includes Château d'Augerville Golf & Spa Resort in France and Dent Blanche Resort in Switzerland.

Bringing further momentum is **Tokyu Hotels & Resorts** (tokyuhotels.co.jp/en), the first Japanese hospitality group to join GHA. With 61 hotels across Japan under brands including The Capitol Hotel Tokyu, Tokyu Hotel, Excel Hotel Tokyu and Tokyu REI Hotel, the group enhances the alliance's position in a market enjoying record inbound tourism growth. The addition provides GHA DISCOVERY members with broader access to destinations across Japan, while introducing Tokyu's local approach to hospitality to a wider international audience.

The announcement caps a busy period of expansion for GHA. Alongside the addition of five new brands, existing members have also introduced 14 hotels and resorts worldwide since January, including Capella Kyoto, Tivoli Palazzo Gaddi Florence, Corinthia Rome, Anantara Kafue River Tented Camp in Zambia and Avani Mooloolaba Beach Hotel on Australia's Sunshine Coast.

For GHA, the significance extends beyond simple growth. The latest additions enhance the alliance's central proposition: independent brands can retain their individual identities while benefiting from a shared loyalty platform and greater global visibility. For travellers, the result is a vast network spanning European cultural capitals, Japanese city escapes (see page 38 for a quieter take on these) and much more – all connected through a single loyalty ecosystem.



SLOW LIVING SERENITY

Above: Discover a lifestyle that will be defined by slow afternoons, sun-soaked loungers and the unhurried ease of turquoise waters; Right: One of seven beachfront villas envisioned for residents to settle in and stay for longer

the world's largest alliance of independent hotel brands, owners will be able to enjoy privileges extending far beyond Antigua, including the ability to earn and spend DISCOVERY Dollars across a portfolio of more than 1,000 hotels and resorts worldwide.

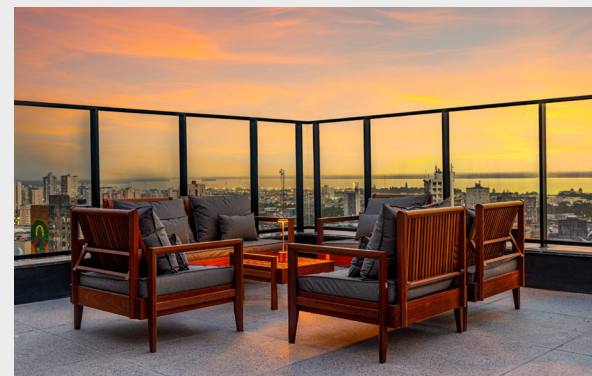
And for those who wish to fully embrace the local lifestyle and permanently put down roots, the project has been approved for Antigua and Barbuda's Citizenship by Investment Programme, which provides buyers with the opportunity to acquire citizenship while securing a stake in a fully managed resort community in Antigua. For a destination that has never needed to shout to be heard, it feels a fitting next chapter. ownnbantigua.com. ■

For more information or to join the programme for free, visit ghadiscovery.com or download the GHA DISCOVERY mobile app.



NEW DIRECTIONS

Residential living in Dubai and a new hotel in northern Brazil signal the next phase of development for Cheval and Tivoli.



A growing collection of resorts, residences and leisure attractions is beginning to reshape Dubai Islands – and **Cheval Collection** (chevalcollection.com) is preparing to become part of the story. The group has unveiled plans for Cheval Residences Dubai Islands, a 114-key waterfront development overlooking the Gulf that will bring its hospitality-led residential model to one of the emirate's most closely watched master-planned destinations. Scheduled for completion in 2028, the project will add a distinctly residential dimension to a district that is rapidly emerging as a focal point for tourism, lifestyle and real-estate investment.

Elsewhere, attention is turning to northern Brazil, where **Tivoli Hotels & Resorts** (tivolihotels.com) has announced the Tivoli Maiorana Belém Pará Hotel. Developed in partnership with the Maiorana Group, the property will rise on the shores of Guajará Bay in Belém, a city that continues to attract growing international attention as the principal gateway to the Brazilian Amazon. The hotel will form part of a wider mixed-use scheme incorporating residential, retail and commercial elements, while further strengthening Tivoli's presence in one of Latin America's most dynamic hospitality markets.

Though separated by geography, the two projects share a common thread: a belief in the enduring appeal of destination-led development, whether on Dubai's evolving coastline or in one of South America's most culturally significant cities.



SENSORY SPACES

Above: Dining at Tivoli Maiorana Belém Pará Hotel unfolds as a sensory experience

Left: At Cheval Residences Dubai, refined residential living meets the city's dramatic skyline