



ANI

SHOAL BAY, ANGUILLA

SALES PRESENTATION



A beachfront sanctuary nestled directly on the shores of Shoal Bay, ANI offers an entire, private resort on this jewel of a Caribbean island, designed exclusively for a single group of guests with full-board dining and a host of activities included. Surrounded by four acres of lush, indigenous gardens and planted terraces, the property sweeps from its dramatic clifftop heights down to the powdery white sands and crystal-clear turquoise waters that have made Shoal Bay one of the Caribbean's most celebrated beaches.

Consummately private yet easily accessible, ANI can accommodate from six to 30 guests across four Beachfront Suites, four Poolside Suites, six Shoal Bay Suites, and the spectacular Master Suite. Spread across elegant, purpose-built structures with direct ocean views from every room, the property is fronted by sweeping pool terraces, lush gardens, and a host of atmospheric spaces designed to take full advantage of its breathtaking beachfront setting.

With a discreet and dedicated team of up to 30 staff members to fulfill every wish, ANI tailors every detail – from special dining, cultural, and wellness moments, to kids' activities and exploration of the region – to ensure a bespoke experience that defies expectations.

DESTINATION

- Direct to Anguilla (AXA): via Miami (MIA) with daily non-stop American Airlines' flights with connections from many US and South American cities
- Traveling via St. Martin (SXM): 20-minute boat ride (private or shared shuttle) to Blowing Point ferry terminal. Seven-minute (private or scheduled) flight with Anguilla Air Services
- Private chartered flights are available from SXM to AXA
- ANI Shoal Bay is a 15-minute drive from AXA airport and a 15-minute drive from Blowing Point ferry terminal
- Additional seasonal flights are available from other US cities

GETTING THERE

- Situated in the eastern Caribbean Sea, Anguilla is the northernmost of the Leeward Islands in the Lesser Antilles, lying east of Puerto Rico and the Virgin Islands, and directly north of Sint Maarten
- Named after the French word for 'eel' due to its long, slender shape, the island is 16 miles (26 km) long and a maximum of 3.5 miles (6 km) wide, fringed by beautiful white-sand beaches
- Offshore, smaller, uninhabited islands beckon, including Dog, Scrub, and Sombrero Islands, and the Prickly Pear Cays
- The northeast coast, with ANI at its heart, is home to stunning stretches of powdery white-sand beaches lapped by calm, crystal-clear turquoise waters and some of the island's finest snorkelling and dive sites



ÀNI LIVING

A private beachfront paradise where living spaces cascade flawlessly toward the sea, ÀNI Shoal Bay offers every facility, amenity, space, and service a group of guests could possibly desire during their stay. Designed to take full advantage of its breathtaking beachfront setting, the resort's interiors of rich wooden panelling, smooth stone finishes, and distinctive terra cotta screen walls flow seamlessly outward across four lush acres to embrace two sparkling pools, a dedicated Kids Club, an exclusive-use Beach Club, and the panoramic turquoise vistas beyond.

The powdery white sands of Shoal Bay begin where the pool terraces end, its translucent turquoise waters lapping gently at the shore in one of the most breathtaking natural settings the Caribbean has to offer.



ÀNI SHOAL BAY - ÀNI LIVING - ENTRANCE



ÀNI SHOAL BAY - ÀNI LIVING - MAIN HOUSE SUITES



ÀNI SHOAL BAY - ÀNI LIVING - MAIN HOUSE LIVING ROOM



ÀNI SHOAL BAY - ÀNI LIVING - MAIN HOUSE LIVING ROOM WITH BAR



ÀNI SHOAL BAY - ÀNI LIVING - MAIN HOUSE GUEST TERRACE (2ND FLOOR)



ÀNI SHOAL BAY - ÀNI LIVING - MAIN HOUSE DINING ROOM



ÀNI SHOAL BAY - ÀNI LIVING - BEACH CLUB

ACCOMMODATION

ÀNI Shoal Bay's fifteen spacious suites, comprising four Beachfront Suites, four Poolside Suites, six Shoal Bay Suites, and the signature Master Suite, are spread across three distinct structures, each positioned to make the most of the resort's breathtaking beachfront setting. Whether overlooking the dual infinity pools or directly onto the idyllic shores of Shoal Bay itself, every suite incorporates unique design elements and earthy tones that embody a true sense of balance and repose.

Featuring rich wooden panelling, smooth stone finishes, and distinctive terra cotta screen walls that bathe each space in natural light, the suites are spacious and serene, with private terraces, bedroom lounge areas, and walk-in wardrobes with vanity stations. Freestanding bathtubs, dual vanities, separate shower and toilet facilities, minibars, and TV are offered as standard throughout, with elevator access available across the property.





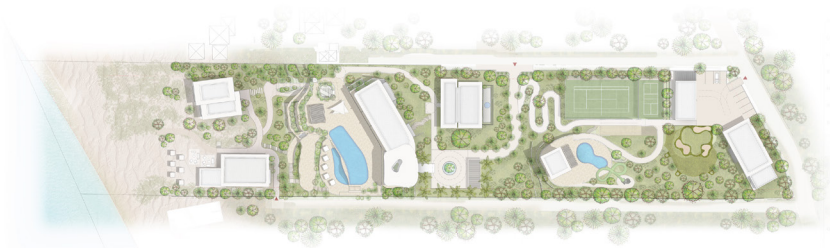
ĀNI SHOAL BAY- ACCOMMODATION - MAIN HOUSE BEDROOM



ANI SHOAL BAY- ACCOMMODATION - MAIN HOUSE BATHROOM

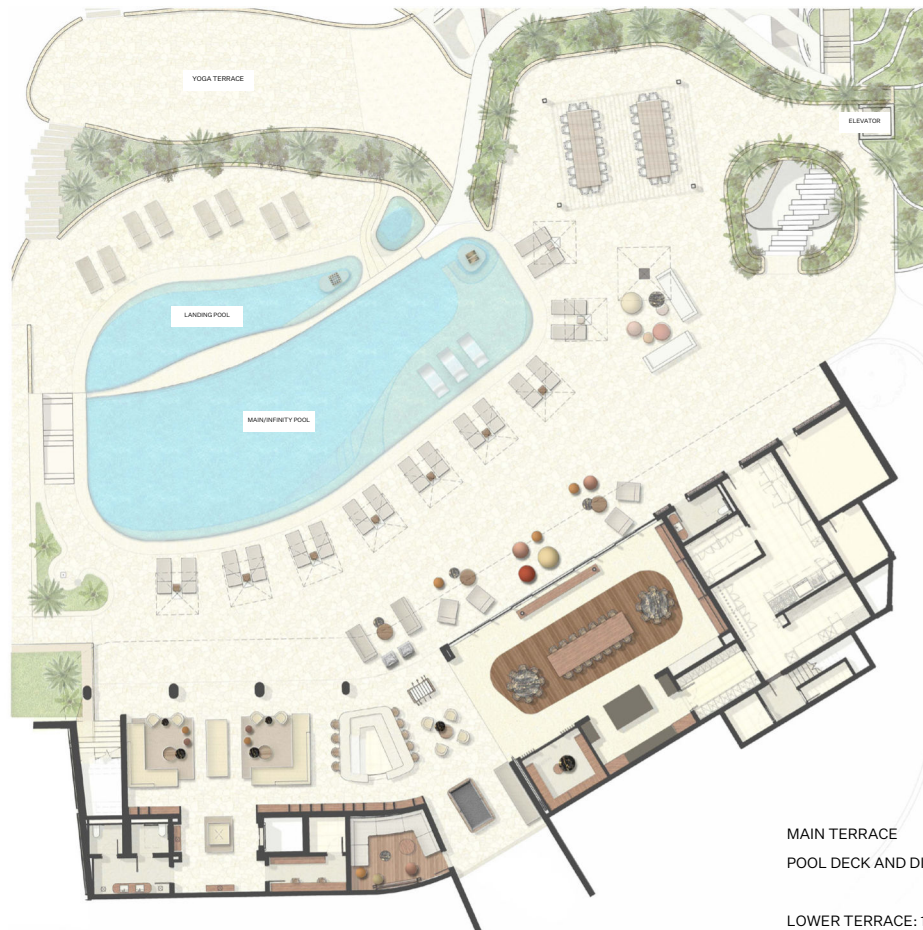


ANI SHOAL BAY - ACCOMMODATION - MASTER SUITE LIVING ROOM



- 01 MAIN HOUSE (LIVING/DINING/THEATRE/BEDROOMS)
- 02 BEACH CLUB
- 03 BEACHFRONT SUITES
- 04 POOLSIDE SUITES
- 05 SPA
- 06 TOWER (KIDS CLUB/FITNESS CENTER/YOGA DECK)
- 07 TENNIS
- 08 PICKLE BALL/BASKETBALL
- 09 PITCH/PUTTING GOLF AREA



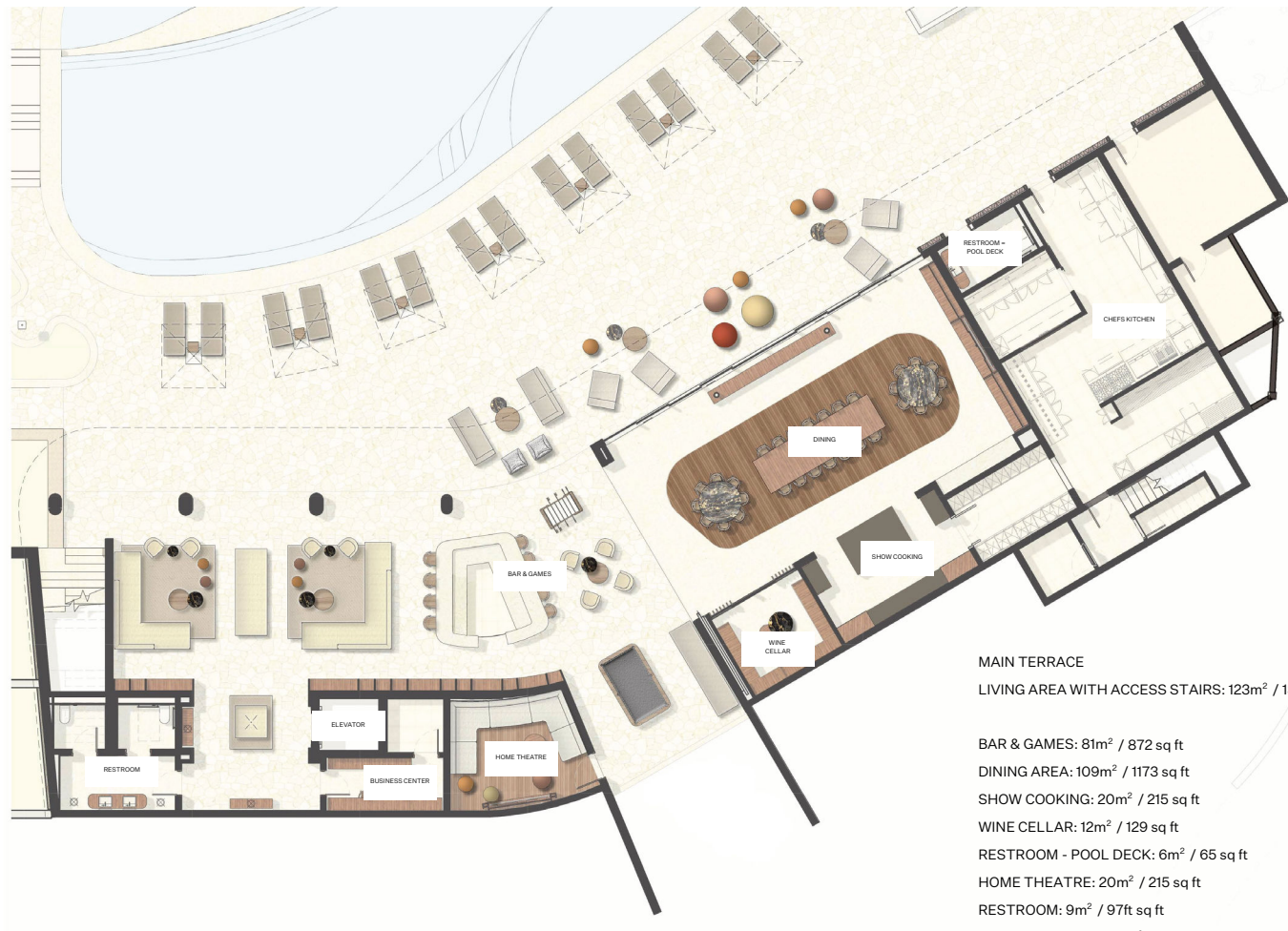


MAIN TERRACE

POOL DECK AND DINING AREA: 685m² / 7373 sq ft

LOWER TERRACE: 126m² / 13196 sq ft

YOGA TERRACE: 173m² / 1862 sq ft



MAIN TERRACE

LIVING AREA WITH ACCESS STAIRS: 123m² / 1324 sq ft

BAR & GAMES: 81m² / 872 sq ft

DINING AREA: 109m² / 1173 sq ft

SHOW COOKING: 20m² / 215 sq ft

WINE CELLAR: 12m² / 129 sq ft

RESTROOM - POOL DECK: 6m² / 65 sq ft

HOME THEATRE: 20m² / 215 sq ft

RESTROOM: 9m² / 97 sq ft

BUSINESS CENTER: 8m² / 86 sq ft



BEACH CLUB

OUTDOOR TERRACES AND BAR: 246m² / 2648 sq ft

RESTROOMS & BOH: 69m² / 743 sq ft



SPA

FRONT OF HOUSE & BACK OF HOUSE: 173m² / 1862 sq ft

OUTDOOR GARDEN WITH MINI POOL: 115m² / 1238 sq ft

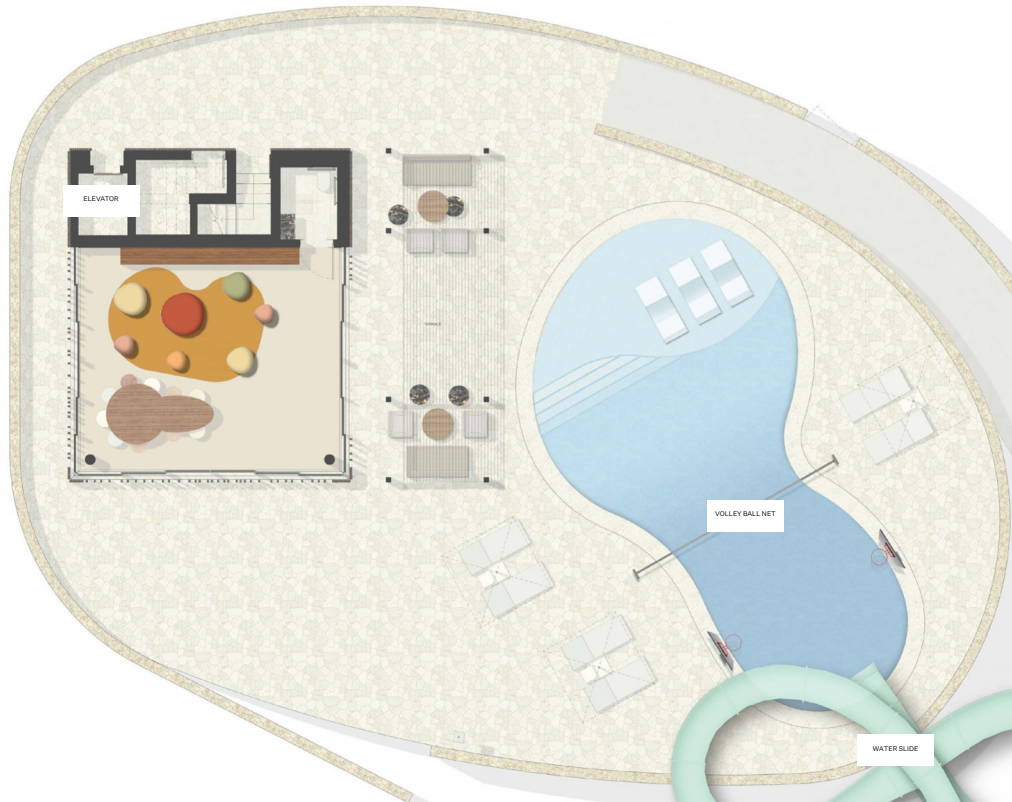
WELCOME AREA: 11m² / 118 sq ft

LOUNGE AREA: 35m² / 377 sq ft

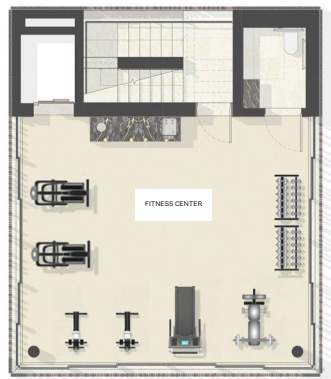
WET AREA & STEAM ROOM: 21m² / 226 sq ft

TREATMENT ROOM: 29m² / 312 sq ft

CHANGING ROOM & SHOWER: 4m² / 43sq ft



KIDS POOL DECK: 333m² / 3584 sq ft

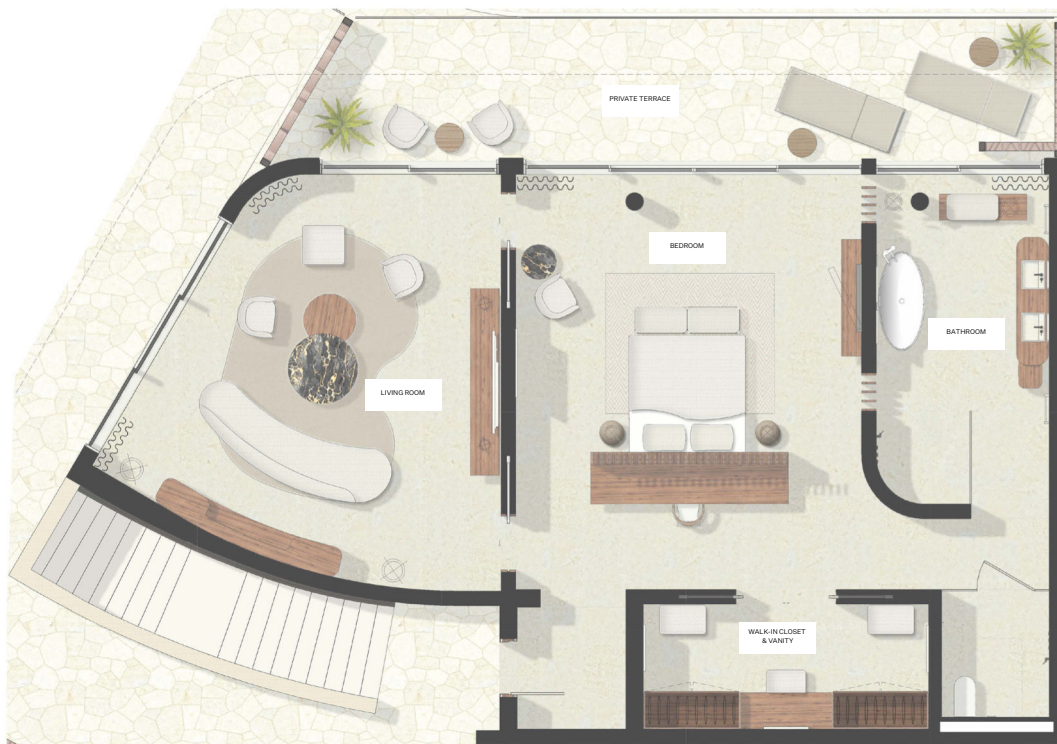


TOWER: 333m² / 3584 sq ft

FIRST FLOOR: 53m² / 570 sq ft

SECOND FLOOR: 53 m² / 570 sq ft

THIRD FLOOR: 55m² / 592 sq ft



MASTER SUITE: 121m² / 1302 sq ft

PRIVATE TERRACE: 31m² / 334 sq ft

BEDROOM: 44.5m² / 479 sq ft

WALK-IN CLOSET & VANITY: 10m² / 108 sq ft

BATHROOM: 19m² / 204 sq ft

LIVING ROOM: 39m² / 420 sq ft



SHOAL BAY SUITE: 54m² / 581 sq ft

PRIVATE TERRACE: 9m² / 97 sq ft

BEDROOM & LOUNGE: 29m² / 312 sq ft

WALK-IN CLOSET & VANITY: 5.5m² / 59 sq ft

BATHROOM: 10m² / 108 sq ft





SHOAL BAY SUITE: 62m² / 667 sq ft

PRIVATE TERRACE: 17.5m² / 188 sq ft

BEDROOM & LOUNGE: 33m² / 355 sq ft

WALK-IN CLOSET & VANITY: 7m² / 75 sq ft

BATHROOM: 13m² / 140sq ft



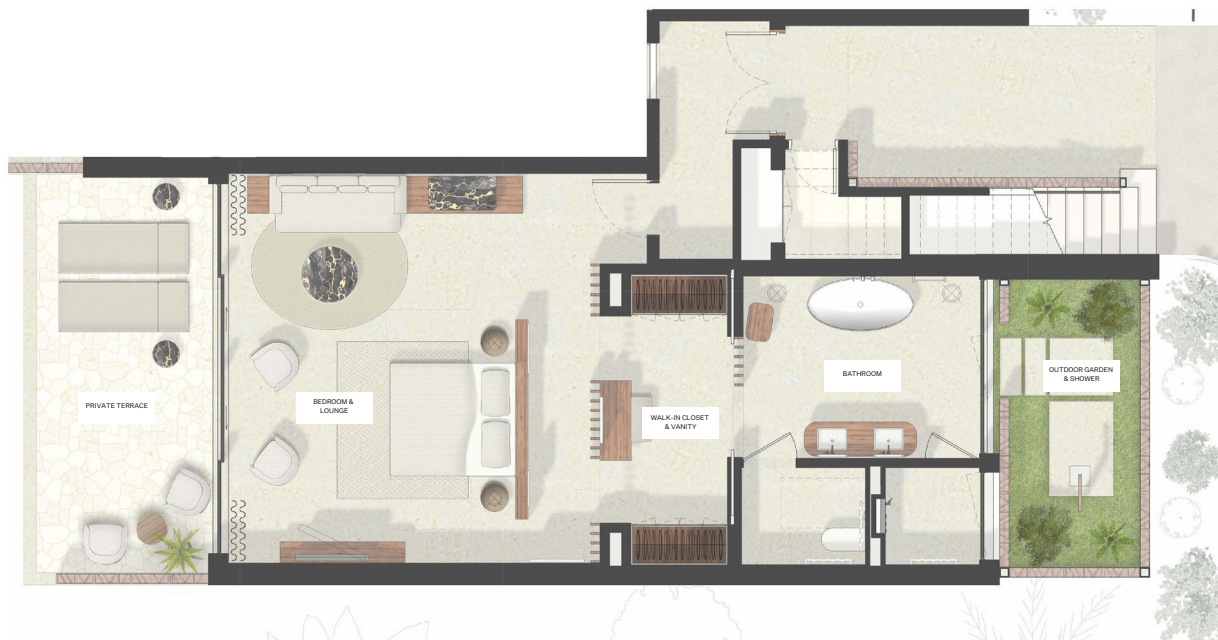
POOLSIDE SUITE: 71m² / 764 sq ft

PRIVATE TERRACE: 19m² / 204 sq ft

BEDROOM & LOUNGE: 45m² / 484 sq ft

WALK-IN CLOSET & VANITY: 9m² / 97 sq ft

BATHROOM: 11m² / 118 sq ft



BEACHFRONT SUITE: 65–70 m² / 650–700 sq ft

PRIVATE TERRACE: 20m² / 215 sq ft

OUTDOOR GARDEN & SHOWER: 10m² / 108 sq ft

BEDROOM & LOUNGE: 38m² / 409 sq ft

WALK-IN CLOSET & VANITY: 9.5m² / 102 sq ft

BATHROOM: 11m² / 118 sq ft



ANI Shoal Bay
Shoal Bay Road, The Valley AI-2640, Anguilla

ANI Private Resorts Reservations
Tel: ANI Toll Free: +1 888 302 6651 | Reservations Direct Tell: +1 (718) 887 8178
Email: reservations@aniprivateresorts.com | aniprivateresorts.com