



 80 Rooms

 5 Restaurants

 5 Star ++

 2 Bars

ANANTARA KIHAVAH MALDIVES VILLAS

BAA ATOLL, MALDIVES

Anantara Kihavah Maldives Villas is a strong choice for clients seeking a more elevated Maldives stay, where standout experiences justify the premium positioning. Set within a UNESCO Biosphere Reserve, the resort combines spacious beach and overwater pool villas with two genuinely distinctive draws; award-winning underwater dining and the Maldives' only overwater observatory, offering exceptional stargazing experiences. Thoughtful service, strong privacy and a refined sense of exclusivity make it particularly well suited to honeymooners, milestone stays and clients looking for something beyond a traditional luxury island retreat.

Suitable For

- Family & Kids
- Honeymoon Benefits
- Outstanding Snorkelling
- Outstanding F&B
- Big Residences
- Manta Rays

Board Basis Options

- Breakfast
- Half Board
- Full Board

Reef Type

- Exceptional House Reef

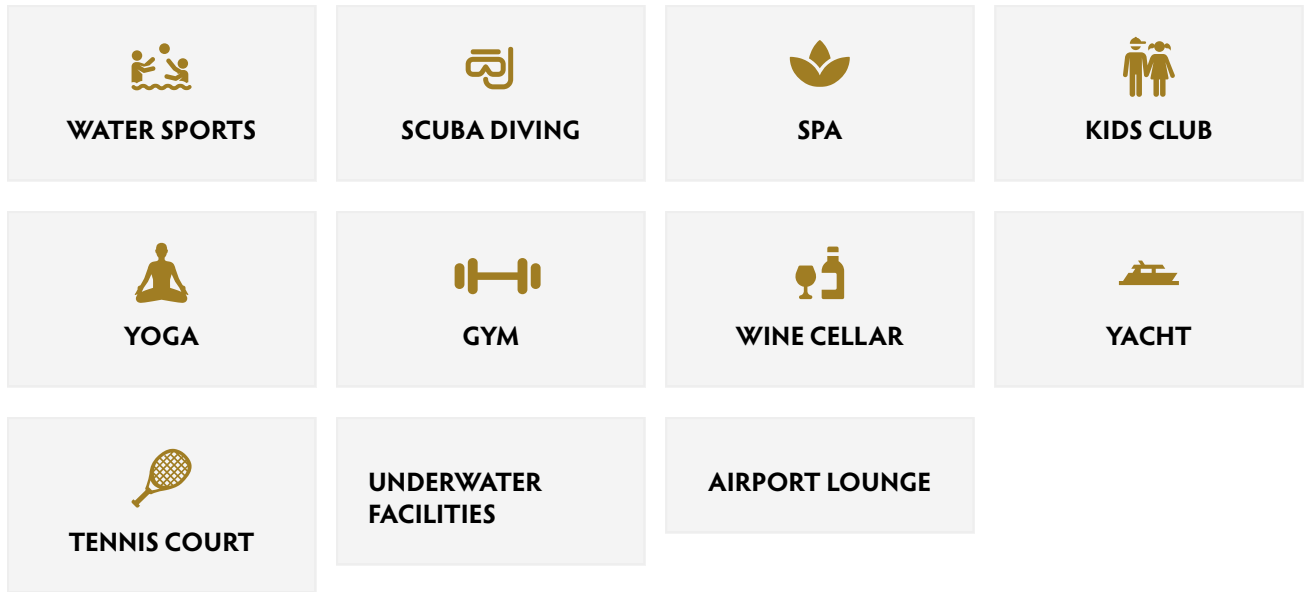
Transfers

- Seaplane Transfer - (35 Mins)
- Domestic Flight + Speedboat - (50 Mins)
- Private Charter Transfer Regular Seaplane - (35 Mins)
- Private Charter Transfer VIP Seaplane - (35 Mins)

Island Size

- Large

FACILITIES



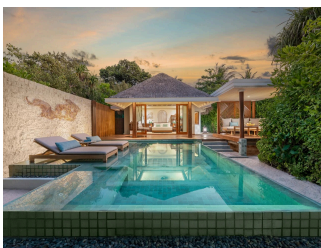
ACCOMMODATIONS



BEACH POOL VILLA


The beauty of the Indian Ocean lies right in front of the villas. Guests can spend the day floating in the private infinity pool with over water loungers or dine in a shaded sala-style pavilion with a vintage of choice from the villa's wine collection. These villas have been fully renovated as of July 2025.

 2 Adults



SUNSET BEACH POOL VILLA

Surrounded by lush greenery, guests can spend time lounging by the private infinity pool or curl up with a good book while swinging on the daybed with a chilled glass of wine from the villa's stocked wine fridge. A beachfront seat is the perfect spot for a mesmerising Maldivian sunset. These villas have been fully renovated as of July 2025.

 2 Adults



TWO BEDROOM BEACH POOL RESIDENCE


At 786 sqm, these beachfront residences offers the luxury of space, with shared indoor and outdoor areas and private bedroom sanctuaries to retire to. High vaulted ceilings and hardwood floors ensure cool lounging throughout the day, while a private beach pathway provides direct access to the beach and house reef.

 4 Adults



THREE BEDROOM BEACH POOL RESIDENCE


Three bedrooms, each with en-suite outdoor bathrooms, are complemented by a central living room with lounge and dining areas, and a fully equipped kitchen. Enveloped by lush foliage, a private path opens directly onto the beach, steps away from the house reef teeming with marine life. The villa's spa treatment room is the perfect setting for massages in the cool ocean breeze.

 6 Adults



FOUR BEDROOM BEACH POOL RESIDENCE


Interconnected and complete with two infinity pools, this Maldives private beach residence is perfect for extended families or groups of friends of up to 12. With direct access to a private beach, revel in lush, lounge and sundeck spaces, high-tech comforts, and a Villa Host on call. The Beach Villa Residence comes complete with its very own spa treatment room. Guests can enjoy a barbecue prepped in the pantry, grilled under the stars, and served at the indoor dining area or out in the private sala.

 8 Adults



OVER WATER POOL VILLA


Synonymous with the ultimate Maldives luxury experience, over water villas offer the most desired lagoon living. Fanning out over the crystal turquoise waters of a tranquil lagoon, each of the brand-new overwater pool villas exudes all the comfort and luxury, just moments away from the remarkable house reef.

 2 Adults



SUNSET OVER WATER POOL VILLA

Similarly to the Overwater pool villas, this is the perfect spot to enjoy daily sunsets. The villa provides plenty of privacy and for those looking for total relaxation.

 2 Adults



TWO BEDROOM SUNSET OVER WATER POOL RESIDENCE


Set at the very end of the jetty, the Two Bedroom Sunset Over Water Pool Residence offers commanding views of the open ocean. Each ensuite bedroom at either end features its own outdoor living area. Guests can indulge in candlelit dinner under the stars, a dip in the infinity pool or a relaxing spa treatment, all at the privacy of this residence.

 4 Adults



ONE BEDROOM FAMILY BEACH POOL VILLA


Nestled amongst lush greenery, the One Bedroom Family Beach Pool Villa is a private sanctuary of indulgence. Guests can enjoy the freedom of spacious privacy whilst the little ones are at play or at rest. They can spend the day floating on the infinity pool with over water loungers or wander into the nearby ocean, mere steps away. These villas have been fully renovated as of July 2025.

 2 Adults



TWO BEDROOM FAMILY BEACH POOL VILLA


Two interconnected villas with a shared sundeck and pool offer plenty of room for families of up to six. The master bedroom's ensuite features an al fresco soaking tub, while the twin room's ensuite features both indoor and outdoor rain showers, as well as thoughtful children's amenities.

 4 Adults



ONE BEDROOM FAMILY OVER WATER POOL VILLA

Guests can experience the most desired lagoon living in this spacious villa, soak in the iconic sunken glass-bottom tub or the private pool surrounded by Indian ocean views. They can also embrace serenity on the outdoor private lounge. With direct access to the lagoon, guests can explore the marvels of the enchanting reef, where vibrant marine life awaits.

 2 Adults

FOOD AND DRINK

RESTAURANTS



SEA

The world's first underwater wine cellar and restaurant entices with flawless dégustation menus.



FIRE

In an ambient over water setting, fire up theatrical Japanese flair and marvel at the acrobatic cooking skills of talented chefs on their culinary stage.



SPICE

Presenting Asian haute cuisine in the world's most spectacular over water setting from which to take in the sunset.



PLATES

Indulge in an international breakfast selection with vibrant live stations, freshly baked breads and pastries, and made-to-order à la carte signature dishes.



MANZARU

Designed to emulate laid-back Mediterranean vibes with the widest selection of gins in the Maldives, Manzaru encourages guests to imbibe, dine and socialise.



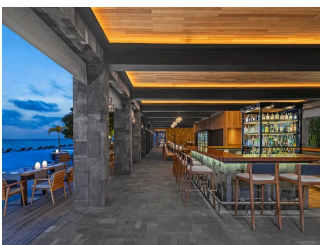
DINING BY DESIGN

Embrace a private dining journey tailored to guests desires amidst the most enchanting settings of the island – truly a signature Anantara experience.

BARS



SKY BAR



MANZARU BAR

GALLERY

