



 80 Rooms

 5 Restaurants

 5 Star ++

 2 Bars

# ANANTARA KIHAVAH MALDIVES VILLAS

## BAA ATOLL, MALDIVES

A private natural island in a UNESCO Biosphere Reserve with 80 beach and over water pool villas and residences. Award-winning underwater dining and The Maldives' only over water observatory.

### 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



**WATER SPORTS**

**SCUBA DIVING**

**SPA**

**KIDS CLUB**



**YOGA**



**GYM**



**WINE CELLAR**



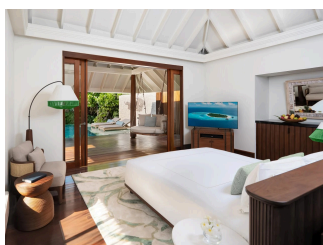
**YACHT**



**TENNIS COURT**


**UNDERWATER  
FACILITIES**

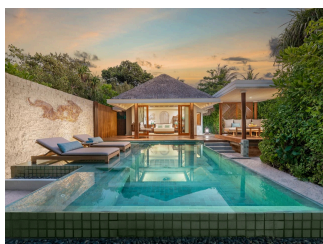
## ACCOMMODATIONS



### *BEACH POOL VILLA*


The beauty of the Indian Ocean lies right in front of the villas. 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, 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. 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. Indulge in candlelit dinner under the stars, a dip in the infinity pool or a relaxing spa treatment, all at the privacy inside 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. Enjoy the freedom of spacious privacy whilst the little ones are at play or at rest. 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*

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. Embrace serenity on the outdoor private lounge designed to closer to the tranquil lagoon. With direct access to the lagoon, 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

