



ANANTARA

KIHAVAH MALDIVES  
VILLAS



# Anantara Kihavah Maldives Villas

DISCOVER AN ISLAND OF WONDERS

Discover pristine beaches in the Maldives' Baa Atoll island archipelago. Snorkel some of the world's most treasured reefs within a UNESCO World Biosphere Reserve. Explore uninhabited islands or cruise in solitude as you take in a spectacular sunset.

Anantara Kihavah Maldives Villas invites you to your perfect getaway at our award-winning resort. Choose an over water villa with an endless ocean vista or a beach villa nestled on white sands. Add a touch of adrenaline to your stay with a range of exhilarating watersports or drift into relaxation at Anantara Spa.



# Location

Anantara Kihavah Villas is surrounded by the azure waters of Baa Atoll. The natural atoll is home to Hanifaru Bay, a UNESCO World Biosphere Reserve, making it a peaceful haven for protected marine life. Plankton blooms during the months of May to November attracting mantas by the hundreds, often accompanied by whale sharks feeding alongside of them.

**Refurbishment date:** September 2025

**Management:** Anantara Hotels, Resorts & Spas

**Ownership:** Minor International

**Commercial Director:**

Paul Counihan  
pcounihan@anantara.com

**Director of Sales:**

Filsa Rasheed  
frasheed@anantara.com



Reservations:  
Web address:

T. +960 660 6060  
kihavahmaldives@anantara.com



Address:

PO Box 2098 Kihavah, Huravahli Island,  
Baa Atoll, Republic of Maldives

- 1 PLATES RESTAURANT
- 2 MANZARU RESTAURANT AND SWIMMING POOL
- 3 ORGANIC GARDEN
- 4 BOUTIQUE SHOP
- 5 SEA.FIRE.SPICE.SKY.
- 6 ANANTARA SPA
- 7 THITHTHI BOLI KIDS' CLUB
- 8 RECREATION CENTRE
- 9 ELEMENTS DIVE AND WATERSPORTS CENTRE
- 10 TENNIS COURT
- 11 PADEL COURT
- 12 CINEMA UNDER THE STARS
- 13 NALA ORCHID GARDEN
- 14 FAMILY BEACH VILLA 101
- 15 FOUR BEDROOM BEACH RESIDENCE 105
- 16 FAMILY BEACH VILLA 107

# Accommodation



Choose from 80 Villas and Residences either floating over the water or along a pristine stretch of sand.

## BEACH POOL VILLA

Set on the edge of the palm-fringed island, each spacious beach villa offers 258 square metres of space to enjoy. Spend the day basking in the sun on your private deck with your own pool. Savour the privacy of the surrounding lush gardens. Vibrant light colour schemes in the bedroom create a contemporary island feeling. The bathroom offers indoor and outdoor showers as well as a bathtub made for two.



## SUNSET BEACH POOL VILLA

Tucked away within lush tropical surroundings yet with direct access to the white sand beach and the most spectacular Maldivian sunset views. Bask in absolute privacy in the sunset villas which offer all the luxuries of a Beach Pool Villa.



## OVER WATER POOL VILLA

Experience overwater living with an endless horizon of iconic blue ocean in this 267-square-metre haven poised over the sea. Enter your private pool from the bedroom, bathroom, or outdoor deck, and look out to the tranquil waters. Sink into the hammock from your deck and observe below as marine life swims in crystalline waters.

## SUNSET OVER WATER POOL VILLA

Enjoy all the luxuries of the Over Water Pool Villa yet with panoramic views of the most spectacular Maldivian sunsets setting over the Indian Ocean. King size beds, a private pool and glass bottomed bathtub are just some of the additional pleasures to enjoy whilst calling this luxury villa your home away from home.



### ONE BEDROOM FAMILY OVER WATER POOL VILLA

For the ultimate intimate family escape, retreat to a dreamy 267-square-metre over water hideaway. Enjoy lagoon living in your spacious king bedroom while your children have their own sleeping quarter. Relax in the sunken glass-bottom tub or your private pool with Indian Ocean views. Embrace serenity on the private outdoor lounge by the tranquil lagoon. Explore the vibrant marine life in the enchanting reef with direct lagoon access from your villa.



### ONE BEDROOM FAMILY BEACH POOL VILLA

Ideally suited for families, the villa features a separate kids' sleeping quarters, creating a cozy space where the little ones could be at play or at rest, whilst parents unwind with some me-time.



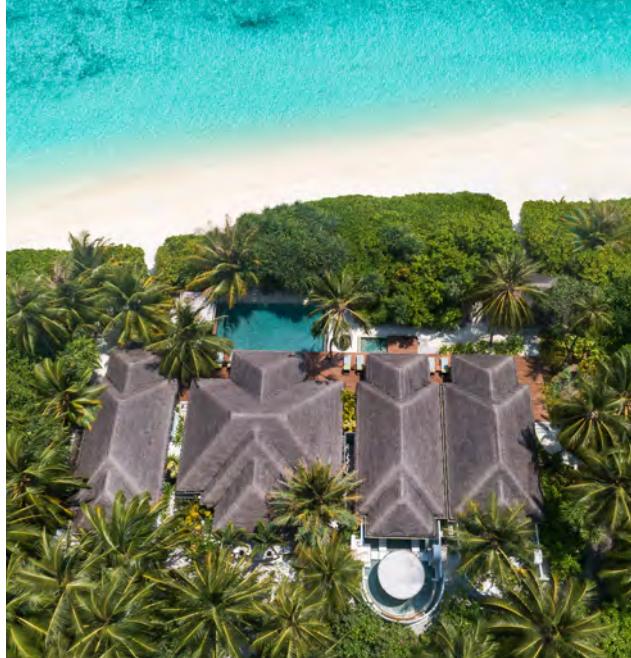
### TWO BEDROOM FAMILY BEACH POOL VILLA

Uncover a truly serene retreat just steps from a pristine white beach, where ample space and privacy are assured for every member of the family. A 12-metre swimming pool runs alongside an extensive outdoor sun terrace, complete with shaded dining sala, outdoor barbecue pit and a sunken dining lounge. The villa comprises of two separate bedrooms – one King and one Twin, whilst an additional sleeping room suitable for one adult is located within the interconnecting space between both bedrooms.

### TWO BEDROOM SUNSET OVER WATER POOL RESIDENCE

Set at the very end of the boardwalk, the Two Bedroom Over Water Pool Residence offers commanding views of the Indian Ocean. And with each ensuite bedroom at either end featuring its own outdoor living area, private or shared moments can be savoured.

Come together for meals served indoors or out under the stars. Bask in ocean breezes in the infinity pool perched over water or in the shade of the daybed sala. Delight in glimpses of sea turtles swimming below.



## TWO BEDROOM BEACH POOL RESIDENCE

At 1,330 sqm, these residences offer the luxury of space, with shared indoor and outdoor areas and private bedroom sanctuaries to retire to. High vaulted ceilings and hardwood floors at this Maldives beach resort ensure cool lounging in throughout the day. Savour exciting gastronomy on your spacious deck under the stars. Enjoy a late night soak in the sunken bathtub with fragrant Elemis products.

## THREE BEDROOM BEACH POOL RESIDENCE

An ultimate private haven for families and small groups, this spacious residence comfortably accommodates up to six adults and six children or nine adults. Three bedrooms, each with en-suite outdoor bathrooms, are complemented by a central villa with lounge and dining and butler kitchen areas. Covered verandas and expansive gardens lead directly to the beach and lagoon. A shaded sala, a large pool and Jacuzzi, as well as al-fresco dining pavilion offer spectacular vantage points from which to enjoy quality time together.

## FOUR BEDROOM BEACH POOL RESIDENCE

Four bedrooms unfold across a landscaped garden and feature inviting outdoor and indoor living spaces. The largest residence on the island combines the Three Bedroom Residence and an extra Beach Pool Villa, interconnected and complete with its own expansive pool and sundeck. Perfect for extended families or groups of friends of up to 12, revel in lush, cool spaces, high-tech comforts, and a Villa Host at your beck and call. Guests can relax with two infinity pools and a choice of dining areas.



# Villa Features

- Villa Host - on call 24 hours a day
- Private Chef and Wine Guru available for personalised private dining experiences
- King-size bed (*and twin beds or children's sleeping quarters in select villa categories*)
- Expansive bathroom with outdoor shower, bath and rain shower
- His and hers walk-in dressing rooms
- Separate shower and bathtub
- Glass-bottomed bathtub\*
- Private pool
- Sundeck with day swing, sun loungers and dining table
- Outdoor rain shower
- Hammock\*
- Outdoor dining pavilion
- In-suite bar, wine chiller, coffee machine and tea-making facilities
- Complimentary high-speed wireless internet access
- Satellite TV with LCD screen, IPTV system, Bose sound system and DVD player
- Selection of reading materials and board games
- Yoga mat, life jackets, beach bag
- Bicycles for adults and children
- Outdoor private lounge\*

\*select villa categories



# Residence Features

*(In addition to villa features)*

- ★ Fully equipped entertainment and living area
- 厨 Well-appointed kitchen with four-hob stovetop, mini bar, built-in fridge, coffee machine, dishwasher, microwave and other kitchen appliances
- 酒 Double wine fridge
- 餐 Grocery concierge services
- 疗 Private couples' spa treatment room
- 健 Private gym with treadmill, stationary bicycle, weight bench and cross trainer
- 食 Indoor and outdoor dining and lounge areas

\*select villa categories

# Guest Services

- Departure guests lounge
- 24-hour guest services
- Laundry service
- 24-hour security
- 24-hour resort doctor
- Airport lounge in Male with light refreshments and complimentary WiFi
- Boutique and jewellery store
- Seaplane transfers
- Movie library
- Indoor games
- SKY, the only over water observatory in the Maldives
- Gourmet dining and wine pairings at SEA, underwater restaurant
- Foreign exchange service for major currencies only
- Photography and videography services



Available Room Types	Total (80)	Bedding	Room Size (sqm)		Total Size (sqm)	Extra Bed	Maximum Room Occupancy
			Indoor (includes) (bathroom)	Outdoor (sundeck)			
Beach Pool Villa	15	King	73	185	258	Yes	2 Adults + 2 Children or 3 Adults
Sunset Beach Pool Villa	8	King	73	185	258	Yes	2 Adults + 2 Children or 3 Adults
Over Water Pool Villa	30	King	93	174	267	Yes	2 Adults + 2 Children or 3 Adults
Sunset Over Water Pool Villa	5	King	93	174	267	Yes	2 Adults + 2 Children or 3 Adults
One Bedroom Family Over Water Pool Villa	10	King + Twin (kids' beds) + Sofa bed	93	174	267	Yes	2 Adults + 3 Children (under 12 years old) or 3 adults
One Bedroom Family Beach Pool Villa	8	King + Twin (kids' beds) + Sofa bed	73	185	258	Yes	2 Adults + 3 Children (under 12 years old) or 3 adults
Two Bedroom Family Beach Pool Villa	4	King + Twin	148	264	412	Yes	3 Adults + 2 Children 2 Adults + 4 Children or 5 Adults
Two Bedroom Beach Pool Residence	2	King + Twin	540	790	1,330	Yes	4 Adults + 2 Children 4 Adults + 4 Children or 6 Adults
Two Bedroom Sunset Over Water Pool Residence	2	King + Twin	620	880	1,500	Yes	4 Adults + 2 Children 4 Adults + 4 Children or 6 Adults
Three Bedroom Beach Pool Residence	2	King + Twin	725	1,045	1,770	Yes	6 Adults + 6 Children or 9 Adults
Four Bedroom Beach Pool consist of a Three Bedroom Beach Pool Residence and an adjoining Beach Pool Villa	1	King + Twin	860	1,140	2,000	Yes	8 Adults + 4 Children or 12 Adults



# Resort Activities

Satisfy a thirst for adventure or relax on unspoilt shores, Anantara Kihavah Villas presents a multitude of leisure activities to indulge in.

- Elements dive and water sports centre
- Resident marine biologist
- PADI certified and discover scuba diving
- Sunset cruises and excursions to Hanifaru Bay in UNESCO Marine Biosphere
- Coral adoption as part of our Holistic Approach to Reef Protection Programme (HARP)
- Private island snorkelling
- Local island excursions
- Sailing
- Canoeing
- Kayaking
- Windsurfing
- Flyboarding
- Big game fishing
- Swimming pool with over water daybeds
- Stargazing at SKY, over water observatory
- Fitness centre
- Spa
- Yoga classes
- Tennis, badminton and volleyball courts
- Thiththi Boli Club for children
- Recreation area with billiards, table tennis, life-sized chess and Jenga
- Open air private cinema
- Slumber Guru
- Wine tasting
- Spice Spoons culinary class
- Muay Thai Boxing Ring
- Water park (*seasonal*)
- Kids marine biology programmes
- Padel tennis court





# House reef and golden wall

Only steps away from the villas, lies an enviable coral house reef, home to hundreds of tropical fish, Hawksbill Turtles, Nurse and Reef Sharks and Manta Rays. Guests can snorkel or dive the protected reef directly from the resort's powdery white sand beach.

A vertical section of the house reef known as the Golden Wall descends to a depth of 30 metres, with most of the living marine community found at shallower depths. Dominated by widespread colonies of soft corals in multiple colours, the predominant gold and yellow variations make it clear to any diver why this reef is called the Golden Wall

Supported by a 2022-2023 research and study, Anantara Kihavah Maldives Villas has achieved the remarkable feat of documenting an astonishing 300 species of fish and over 130 distinct coral varieties within their house reef. This accomplishment culminated in the creation of 'Wonders of Kihavah,' - a research-based publication unveiling the breathtaking beauty and rich biodiversity of the island's renowned house reef.

Click to View Reef Book: <https://www.anantara.com/en/kihavah-maldives/reef-book>



# Anantara Spa

## EMBARK ON A JOURNEY TO WELLBEING SUSPENDED ABOVE THE SEA

Our overwater spa is a haven of transformation, where the gentle rhythm of the ocean sets the tone for deep relaxation and renewal.

Indulge in signature treatments infused with indigenous natural ingredients, from the revitalising power of Thai massage to the wisdom of ancient Ayurvedic rituals.

Whether you are looking to release tension, improve your performance or recovery from Rejuvenate with holistic multi days journeys designed to detox, balance, and energise the senses, a true escape for body, mind, and soul.

## SPA FACILITIES

- Six over water treatment rooms
- Bath rituals
- Over water relaxation area with cold and warm plunge pools
- Infrared sauna
- Finnish sauna
- Steam room
- Indoor showers
- Shirodhara and Ayurvedic treatments

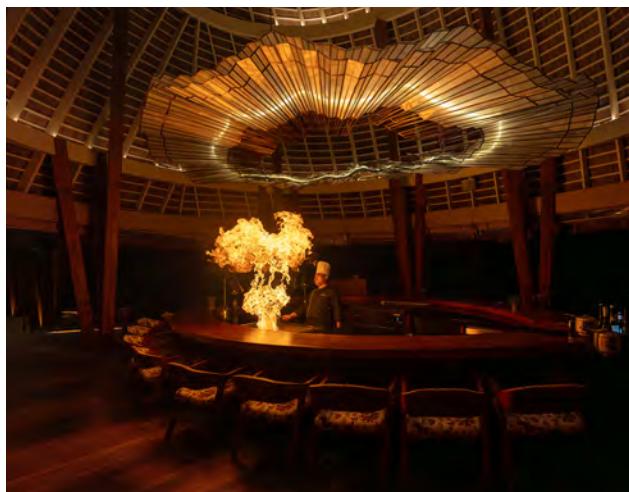
## SIGNATURE TREATMENT

### Kihavah Signature Healing (90 minutes)

Feel at one with your surrounds and the wellness elements of air, fire and earth. Submit to gentle soothing massages and the hypnotic sound of singing bowls.

*Floral Foot Ritual – Soothing Massage – Singing Bowls - Refreshment*

# Dining



A host of award-winning dining options await at Anantara Kihavah Maldives Villas. The ambience of Kihavah is stylish yet relaxed. Candles light the tables, and the gentle, tropical breeze and sounds of the ocean form the ultimate backdrop for you to enjoy your meal.

## SEA.FIRE.SPICE.SKY.

A one-of-a-kind over and underwater dining experience. Relish dinner surrounded by the ocean or enjoy dining at the rooftop bar, the Indian Ocean unfolds before your eyes in four different ways.

### SEA

Experience the world's first underwater wine cellar and one of only a few underwater restaurants. Amazing sea life swims before your eyes whilst you dine. An international gourmet menu accompanied with a choice of wines paired by our Wine Guru provides a truly world-class experience.

Opening hours: Breakfast: 8:30 am – 10:30 am (*on request*)  
Lunch: 12:00 pm – 2:00 pm / Dinner: 6:30 pm – 10:00 pm  
Cuisine: Fine dining  
Seating capacity: 12

### FIRE

After a thorough transformation, Fire unveils an elevated aesthetic, increased seating capacity, and an enticing new menu. Delight in Japanese and Peruvian cuisines expertly crafted by talented chefs in an overwater atmosphere.

Opening hours: Dinner: 6:30 pm – 10:00 pm  
Cuisine: Contemporary Japanese/Peruvian  
Seating capacity: 36

### SPICE

Enjoy Asian haute cuisine in a spectacular over water setting as the sun sets. Watch speciality chefs in the show kitchen and embark on an authentic culinary journey across Asia that offers depth and complexity of flavours. Complement your experience with handcrafted signature cocktails and regional wines curated by our Wine Guru.

Opening hours: Dinner: 6:30 pm – 10:00 pm  
Cuisine: Asian  
Seating capacity: 80



## SKY

Ascend for lounge cocktails as a sunset tapestry unfolds. Expand your view of the galaxy at the Maldives' first over water observatory. Stargaze through the Maldives' most powerful telescope. Learn about the constellations and planets with our storytelling SKY Guru. Discover extraordinary experiences that enlighten couple's romance and family adventure.

Opening hours: 12:00 pm – 12:00 am

Cuisine: International tapas

Seating capacity: 56 including rooftop area



## MANZARU

Unwind by one of the Maldives' longest pools, framed by stunning ocean views. Experience elevated poolside service and indulge in Mediterranean cuisine from light daytime

dishes to refined evening dining.

Opening hours:

Pool Bar: 9:00 am – 6:00 pm

Mediterranean Lunch: 12:00 pm – 5:00 pm

Dinner: 6:30 pm – 10:00 pm

Cuisine: Mediterranean

Seating capacity: 74



## PLATES

Breakfasts to suit all palates are available each day at Plates. From light yoghurts and fresh fruits to Champagne, soft cheese and eggs made just the way you like them. Kick start your day with a freshly brewed coffee or refreshing juice. Return for a candlelit dinner, savouring a tantalising buffet

selection of Maldivian seafood and bold flavours.

Opening hours:

Breakfast: 7:30 am – 10:30 am

Dinner: 6:30 pm – 9:30 pm

Cuisine: International and Maldivian

Seating capacity: 116

INDULGE IN A CULINARY JOURNEY TAILORED TO YOUR DESIRES WITH DESIGNER DINING.

DESIGNER  
*dining*  
BY ANANTARA



Savour carefully crafted Maldivian and fusion cuisine, made using the freshest local and organic ingredients, and complemented by an excellent selection of wines from our award-winning wine cellar.

For your personalised experience, a specially devised menu is prepared by a personal chef and served at a table by your butler in your choice location, whether on an isolated sandbank in the Indian Ocean or the deck of a private yacht – wherever your tastes may take you.





# Arriving to Paradise

Take an exhilarating 35-minute seaplane journey over crystal clear atolls to reach the resort from Velana International Airport which is 125 km away. Guests of Kihavah are entitled to access the VIP Seaplane Lounge stocked with complimentary drinks and light refreshments.

Departing guests will be transferred to the airport at least three hours in advance of the scheduled international flight departure time. Please provide us with your flight arrival and departure details at least 4 days in advance to ensure timely bookings for your combined seaplane transfers from Malé to Anantara Kihavah.

ANANTARA KIHAVAH MALDIVES VILLAS

P.O. Box 2098 Kihavah Huravalhi Island Baa Atoll, Republic of Maldives | +960 660 1020 | [kihavahmaldives@anantara.com](mailto:kihavahmaldives@anantara.com)

Property Reservations | +960 660 6060 | [kihavahmaldives@anantara.com](mailto:kihavahmaldives@anantara.com)

ANANTARA.COM