

ISSUE NO.04 | 2025

Crafting
PARADISE

LUXURY HOME DESIGN WITH CARIBBEAN
ELEGANCE & COMMERCIAL PRECISION.

**LUXURY ARCHITECTURE
FOR THE BAHAMAS**

NOA

NOABUILDINGDESIGN.COM



TABLE OF CONTENTS

03 PRELUDE

A message from NOA's founders, reflecting on Luxury home design in the Caribbean.

04 ISLAND LIVING

Island Living and the journey of designing and building custom luxury homes in the Bahamas.

07 CRAFTING EXCEPTIONAL CARIBBEAN HOMES

NOA creates architectural designs tailored to the unique beauty and culture of the Caribbean.

14 CREATIONS

Explore NOA's standout luxury residential projects in the Caribbean and beyond.

21 BULLETINS

Stay informed about essential company and industry developments.

24 CONNECT

Contact NOA to bring your vision to life.

prelude **FROM THE OWNERS**



Building **your dream home in the Bahamas** isn't just about owning property—it's about embracing a lifestyle that blends **luxury, natural beauty, and endless adventure**. With its pristine beaches, crystal-clear waters, and vibrant culture, the Bahamas is a place where **your dream home becomes a reality**. Add in tax-friendly policies, skyrocketing real estate value, and an international appeal that's only growing, and you've got **the ultimate destination for those looking to live their best life in paradise**.

At NOA, we are proud to **bring world-class architectural expertise** to the vibrant and **diverse landscapes of the Caribbean**. With a deep passion for design and a commitment to excellence, we specialize in crafting bespoke luxury homes that seamlessly **blend with the region's natural beauty and cultural richness**. Our portfolio includes iconic projects such as **Montage Cay** and **Briland Club**, where we have redefined luxury and elegance through innovative designs. Each project reflects our dedication to creating spaces that not only captivate but also elevate the experience of **Caribbean hospitality**.

Our expertise ensures each project is a unique masterpiece, **tailored to the distinctive lifestyle of the Caribbean**.

NICK & NATALIE

ISLAND LIVING

Living in the Bahamas is like stepping into a world where every day feels like a vacation. Imagine waking up to the sound of the ocean, with miles of stunning beaches just steps from your door, and enjoying year-round sunshine in a tropical climate that soothes both body and mind. Whether you're exploring vibrant local culture, boating through crystal-clear waters, or simply relaxing on your private terrace, life in the Bahamas offers a perfect balance of tranquility and excitement.





island LIVING

700

Islands & Cays

3k+

Miles of Coastline

20

International Airports



[Contact us](#)

Living in the Bahamas offers a unique blend of island charm, vibrant culture, and modern comforts. With over 700 islands and cays, each offering its own distinctive character, residents can enjoy everything from quiet, secluded beaches to bustling urban life. The islands provide ample opportunities for outdoor activities like boating, fishing, and diving, and there are plenty of hot spots to explore, such as Nassau, Paradise Island, and the Exumas. Whether you're settling in a cozy island cottage or a luxurious waterfront estate, the Bahamas offers an idyllic place to call home.

- **Diverse Islands:** Over 700 islands and cays, each offering a unique lifestyle, from the lively Nassau to the tranquil Exumas and Harbour Island.
- **Coastline:** 3,000+ miles of Coastline.
- **Airtravel:** 20 international airports facilitating both domestic and international flights.
- **Hot Spots:** Nassau, Paradise Island, Bimini, and the Exumas are popular for dining, shopping & entertainment.
- **Outdoor Activities:** Boating, fishing, diving, and exploring some of the world's most beautiful beaches.
- **Getting Around:** Efficient ferry services, water taxis, and well-maintained roads for easy island-hopping.
- **Modern Amenities:** High-end shopping, dining, wellness centers, and top-notch healthcare available on key islands.
- **Tax Benefits:** Attractive tax incentives for homeowners and businesses.



Building a custom home in the Bahamas is an exciting journey that involves careful planning, design, and execution. From the initial vision to moving into your dream home, the process is both rewarding and collaborative. Here's an overview of the steps involved in building a custom home in the Bahamas from an architecture client's perspective:

1. Initial Consultation and Design Vision

During the initial consultation, NOA works with clients to fully understand their vision for the home. Our goal is to create a home that not only meets your aesthetic desires but also adheres to standards for durability and resilience in the Bahamian climate.

2. Design Development

NOA designs homes that are resilient to the unique climate and weather conditions of the Bahamas. This includes ensuring structures are wind-resistant, flood-proof, and energy-efficient, using materials and methods that meet best practices for sustainability and durability.

3. Interior Design and Finishing Touches

NOA ensures that interior design choices are not only aesthetic but also sustainable and resilient.

4. Contractor Handover, Permitting and Approvals

NOA supports the permitting process by ensuring that the proposed design complies with Bahamian building codes and environmental regulations.



CRAFTING EXCEPTIONAL CARIBBEAN HOMES

At NOA we specialize in crafting exceptional homes that celebrate the unique beauty and culture of the Caribbean. Our expertise in designing luxury projects is exemplified through projects like Montage Cay, a premier private island resort in the Bahamas. This stunning development features bespoke residences, world-class dining, and immersive recreational experiences, seamlessly blending elegance with the island's natural charm.

crafting **CARIBBEAN HOMES**

We are an Orange County, California based architecture firm specializing in designing custom luxury homes and hospitality projects in the Caribbean. At NOA, we are proud to bring world-class architectural expertise to the vibrant and diverse landscapes of the Caribbean. With a deep passion for design and a commitment to excellence, we specialize in crafting bespoke luxury homes that seamlessly blend with the region's natural beauty and cultural richness.

At NOA, we are driven by collaboration and are excited about the opportunity to explore how our expertise in the Caribbean can bring your dream home to life.

+ CONCEPT DESIGN

+ SCHEMATIC DESIGN

+ DESIGN DEVELOPMENT

+ CONSTRUCTION DOCUMENTS

+ CONSTRUCTION ADMINISTRATION

+ CONSULTING

Our expertise ensures each project is a unique masterpiece, tailored to the distinctive lifestyle of the Caribbean.

Our offerings include conceptual design and planning through full construction documentation and construction administration. We also offer interior design services, and project management.

CUSTOM LUXURY HOMES & INTERIOR DESIGN

 [Contact us](#)



crafting

ARCHITECTURE

Core & Shell (New)
Core & Shell (Renovation)
Design Consultation
Design Guidelines
Prototype Design
Rollout Services
Site & Building Analysis
Construction Administration

INTERIORS

Building Strategy
Design Guidelines
Branded Environments
Finish Design Selection
Prototype Design
Rollout Services

PLANNING

Entitlements
Feasibility Studies
Master Planning
Policy & Guidelines
Public Engagement
Regional, Community & City
Urban Design

CARIBBEAN HOMES



crafting CARIBBEAN HOMES

THE TEAM





Nick Nicola

AIA / NCARB / LEED BD+C / NEWH

**FOUNDING PARTNER
PRINCIPAL-IN-CHARGE**

Nicholas Nicola is an accomplished architect with over 18 years of experience in a diverse range of architectural fields, including hospitality, healthcare, industrial, restaurants, airports, education, residential, and commercial design. A graduate of Cal Poly San Luis Obispo, Nicholas is a licensed architect, LEED accredited, and a proud member of the American Institute of Architects (AIA). He is extremely proficient in REVIT in which he has worked on the #1 and #2 largest REVIT projects in the world.

18 Years of Experience

AIA, ULI, NAIOP, & TEA MEMBER

Background

Bachelor of Architecture, Cal Poly State University, San Luis Obispo, CA Licensed Architect, AIA Orange County Chapter, LEED, first place in building design for industrial building of the future through NAIOP.

Selected Experience

Montage Resort & Estates in the Abacos, Bahamas
TOVA Hotel in Palm Springs
Four Seasons Cabo Del Sol
Towers of the Cosmopolitan Resort & Casino in Las Vegas
Lido House Newport Beach
Red Rock Resort in Las Vegas
Various Restaurant & Retail Projects (domestic & international)



Dr. Natalie Guse

B.A./MBA/DBA

**FOUNDING PARTNER
COO & DIRECTOR OF DESIGN**

As a seasoned entrepreneur, COO and Founding Principal of NOA, Dr. Natalie Guse brings her expertise to the firm's growth and success. Additionally, she serves as the Lead Project Manager and Director of Design Services at NOA, overseeing the execution of innovative designs and ensuring the seamless integration of branding elements across all projects. Her dedication and strategic approach continue to drive NOA's reputation as a leader in architectural design.

20 Years of Experience

AIA, ULI, NAIOP & TEA MEMBER

Background

Bachelor' Degree in Journalism & PR
Master's Degree in Business Administration
Doctor of Business Administration
Specialization: Branding, Design, Marketing

Selected Experience

Project Management
Leader of NOA Brand Design Services including Branding, Corporate Identity, Webdesign, Digital Marketing Management.
Business Development and Strategic Growth Planning
Business Development (domestic & international)
Project Oversight & Quality Management



[Contact us](#)



YASMINE KAISSI

AIA / BACHELORS OF ARCHITECTURE

PROJECT ARCHITECT & LEAD INTERIOR DESIGN ARCHITECT

Yasmine Kaissi is an architectural professional with a strong educational background and diverse hands-on experience in design and drafting. She graduated from Woodbury University in San Diego with a Bachelor's of Architecture and earned an Associate of Science in Architecture from Orange Coast College. She applies her expertise in Revit and AutoCAD to create precise architectural drawings and layouts, including on-site measurements and project planning.

Background

Bachelor of Architecture, Woodbury University San Diego, Associate of Science in Architecture Orange Coast College, Associate AIA Orange County Chapter, AIA Orange County Design Competition MERIT AWARD 2019.

Selected Experience

Montage Resort & Estates in the Abacos, Bahamas
Briland Club, Harbour Island, Bahamas
Various Restaurant & Retail Projects (domestic & international)



SUMMER ABERLE

ARCHITECTURE BACHELOR OF FINE ARTS

ARCHITECTURAL DESIGNER

With a BFA in Architectural Studies from the Savannah College of Art and Design (summa cum laude), Summer has already been recognized by the International Design Awards for her excellence in Cultural Architectural Design. Her multi-disciplinary approach, which spans painting, music, and design, brings fresh creativity and innovation to every project. Her diverse talents inspire and shape the spaces we create for our clients.

Background

BFA, Architecture Bachelor of Fine Arts Savannah College of Art and Design, Recognized Architect at the 2023 International Design Awards, Adobe Illustrator, Revit, Adobe Photoshop & InDesign.

Selected Experience

Project Management across all NOA Projects
Project Oversight & Quality Management
Montage Resort & Estates in the Abacos, Bahamas
Briland Club, Harbour Island, Bahamas
Various Retail & Residential Projects



CREATIONS

Nicola Office of Architecture (NOA) boasts an impressive portfolio of projects, including high-end residential estates, villas, cottages, resorts, and boutique hotels, and exclusive developments with renowned operators like Montage. NOA's expertise spans luxury hospitality, branded residences, and custom residential homes.





MONTAGE CAY

CRAFTING PARADISE ON A PRIVATE ISLAND ESCAPE.

53-ACRE ISLAND

Hotels
Private Residences
Spa & Fitness
Restaurants
Back of house

 [Read more](#)

Montage Cay is a private 53-acre island retreat in the Abaco Islands including a limited collection of superb, oceanfront Residences operated by Montage. This new development is expected **to be one of the most luxurious resorts in the entire Caribbean.** The Custom Residences at Montage Cay overlook 7 secluded beaches surrounded by the incredible palette of deep blue & turquoise waters of the Sea of Abaco.

From Design Development to the meticulous oversight of Construction Administration, NOA is playing a pivotal role in bringing the dream of Montage Cay to life. Throughout the Design Development phase, our expertise has been instrumental in shaping every aspect of Montage Cay's architectural identity, including all residences from estates, villas, and cottages. With a keen eye for detail and a commitment to excellence, NOA has ensured that every element of the project reflects the highest standards of craftsmanship and sophistication.

As the project progresses into the Construction Administration phase, NOA is overseeing the construction phase. Through close collaboration with builders, engineers, and other stakeholders, NOA is overseeing the execution of every design aspect, ensuring that the final result exceeds all expectations.

montage CAY



CRAFTING PARADISE.



53-ACRE ISLAND

- Hotels
- Private Residences
- Spa & Fitness
- Restaurants
- Back of house

 [Read more](#)





BRILAND CLUB

REALIZING LUXURY

NOA'S ARCHITECTURAL EXPERTISE AT BRILAND CLUB

27-ACRE CLUB COMMUNITY

- Hotel
- Luxury Private Residences
- World-Class Marina
- High-End Amenities
- Spa & Fitness Center
- Retail
- Club House

 [Read more](#)

Briland Club is a **27-acre luxury waterfront development located on the iconic Harbour Island** in the Bahamas. This exclusive project redefines high-end Caribbean living, combining contemporary elegance with the island's timeless charm. The Briland Club offers a world-class marina capable of accommodating luxury yachts, alongside **private residences** that integrate modern design with its surroundings.

Residents and guests can enjoy upscale amenities, including fine dining, wellness facilities, and recreational opportunities, all while immersing themselves in the island's rich cultural heritage. NOA Architecture serves as the development architect for the prestigious Briland Club. In this role, NOA is responsible for executing intricate architectural plans, ensuring that every aspect of the design is brought to life with precision and attention to detail. From managing technical documentation to collaborating with contractors and engineers, NOA oversees the seamless integration of the **project's luxury residences**, state-of-the-art marina, and high-end amenities. By blending modern design standards with the island's unique charm, NOA contributes to making Briland Club a landmark of sophistication and sustainability in Caribbean hospitality.

briland CLUB



REALIZING LUXURY

NOA'S ARCHITECTURAL
EXPERTISE AT BRILAND CLUB

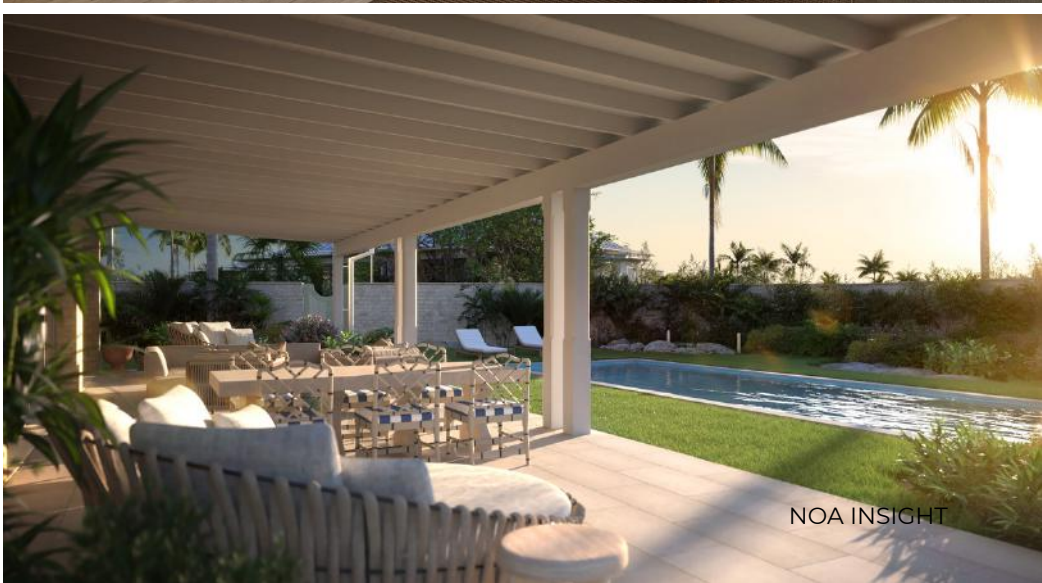


27-ACRE CLUB

- Hotel
- Luxury Private Residences
- World-Class Marina
- High-End Amenities
- Spa & Fitness Center
- Retail
- Club House



[Read more](#)





LIDO HOUSE

WHILE EMPLOYED AT WATG

CREATING SPACES THAT OFFER A BLEND OF COMFORT, LUXURY, AND PLACE.

Lido House Newport Beach
Hotel Exterior
Rooftop Bar

 [Read more](#)

Lido House is **Newport Beach's favorite guesthouse** for locals and visitors. The hotel's design highlights elegant twists on a variety of nautical themes.

The building once housed Newport Beach's City Hall, and its central location (**near the marina, beach, restaurants, and boutiques**) makes it an ideal jumping off point for exploring the area. Lido House has 130 guest rooms, one presidential suite, various executive suites, and **five three-story cottages** that are a great option for families and larger groups.

As part of the design team for Lido House, Nicholas Nicola was part of the collective effort to design the **hotel's cottages** exterior and the rooftop bar. Nicholas Nicola has brought his specialized expertise and focused on integrating the hotel's facade with its coastal surroundings. The work on the rooftop bar emphasized practical design choices that leveraged the scenic views, fostering a relaxed yet refined ambiance. The team's success in marrying the hotel's architectural identity with its environment highlights the importance of collective creativity and precision in creating spaces that resonate with both locale and luxury.

Lido HOUSE



**CREATING SPACES
THAT OFFER A
BLEND OF
COMFORT,
LUXURY, AND
PLACE.**



**Lido House Newport Beach
Cottage Exterior
Rooftop Bar**



 [Read more](#)



BULLETIN

Stay informed with our quick updates on essential company and industry developments.



island expertise.
collaboration.
dedication.
passion.

Crafting Paradise: The Journey of Designing a Luxury Resort

Nestled within the pristine beauty of the Abaco Islands in the Bahamas lies a hidden gem—a private 53-acre island retreat known as Montage Cay. Surrounded by the breathtaking hues of the Sea of Abaco, this luxury resort stands as a testament to exquisite craftsmanship and unparalleled elegance.

Behind the architectural development stands Nicholas A. Nicola, whose expertise and dedication are instrumental to bringing this idyllic paradise to life.

Collaboration is key in bringing Montage Cay to fruition. Nicholas is working closely with a team of consultants, construction crews, and design experts, each contributing their unique talents to the project. From landscape architects to interior designers, every aspect of Montage Cay is meticulously crafted to harmonize with its surroundings and evoke a sense of serenity and sophistication.



[Read more](#)



privacy.
exclusivity.
culture.
wellness.

The Modern Luxury Traveler: Redefining Exclusivity

The Rapid Growth of the Luxury Hotel Market
The global luxury hotel market is experiencing unprecedented growth. By 2031, it's projected to reach a value of \$238.5 billion, reflecting a rising demand for high-end, bespoke experiences.

Travelers in this segment aren't just looking for a place to stay—they're seeking immersive, unforgettable experiences. They want more than just luxury; they desire exclusivity, personalized attention, and top-tier amenities that are unique to each destination.

At Nicola Office of Architecture, we've been at the forefront of this movement, designing luxury hotels, resorts, and private estates that cater to these exact needs. From crafting serene environments to creating opulent, one-of-a-kind interiors, we ensure that every project we undertake offers an extraordinary guest experience, grounded in both elegance and functionality.



[Read more](#)

CONTACT US

Got a project on your mind?
Let's discuss the details.

CONTACT INFO

949.269.6226

natalie@noabuildingdesign.com

nick@noabuildingdesign.com

VISIT US ONLINE

noabuildingdesign.com

[Schedule a meeting](#)

