



RIVERSIDE

AN EXCLUSIVE WATERFRONT
DEVELOPMENT BY KMRE GROUP LTD

WELCOME TO RIVERSIDE

Riverside is a brand new waterfront development, combining the pinnacle of luxury and style with the stunning surroundings of the River Trent to bring the idyllic modern home to this hugely popular area of Nottingham.

Consisting of 81 beautifully designed apartments, this exclusive development offers a peaceful respite from the hustle and bustle of the city yet remains a door step away from the key amenities and attractions of Nottingham.

Experience the best of both worlds with this superior development and join our new transformative riverside community.





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WATERFRONT LIVING

At Riverside you can truly get the best of both worlds as you enjoy the convenience of living close to Nottingham city centre whilst also embracing the countryside lifestyle. The waterfront development boasts natural surroundings with stunning views of the River Trent, with plenty of spots of scenic beauty a few short miles away.

Discover blissful tranquillity and joy at the abundance of nature reserves and parks that are nearby the development. Colwick Country Park is a beautiful area of woodland perfect for a range of recreational activities including walking, cycling, sailing, horse riding, bird watching and more. Wollaton Hall offers another stunning backdrop for outdoor activities and is also home to an exciting programme of events including music festivals, fairs, and nature walks.

Sports fans can rejoice in the development's close proximity to a variety of well known stadiums and training centres. Catch international and county cricket at the nearby Trent Bridge stadium, or head to Holme Pierrepont, home of The National Water Sports Centre, to enjoy a range of adrenaline-fuelled activities including kayaking, canoeing, and white-water rafting. The Centre also has an onsite gym with a unique and stunning view of the 2km regatta lake.





NOTTINGHAM

Famous throughout the world for the legend of Robin Hood, today Nottingham is one of the UK's most thriving cities and a haven for contemporary living and working. This desirable destination is alive with dynamic culture, shopping, dining and beautiful countryside making Nottingham a much sought after location.

Riverside is a true lifestyle location. The development benefits from excellent transport links and is also within walking distance of many of Nottingham's best leisure destinations.

Just minutes by car are some of Nottingham's top attractions such as the picturesque Hook Nature Reserve, Nottingham Sailing Club and The City Ground for football fans. The city is home to historic landmarks like Nottingham Castle where you can see excellent views of the town and Lace Market, once the heart of Britain's lace industry and now protected as one of the city's most important heritage zones.

Nottingham is home to two universities and Highfields Park, part of the University of Nottingham, is a spectacular 52-acre green space full of exotic plants and trees. Also ideal for those who love nature is nearby Wollaton Hall, an Elizabethan mansion amid a 500-acre deer park and now famous for being used as Wayne Manor in The Dark Knight Trilogy.

THINGS TO DO

There are plenty of things to do close to the Riverside development so you can ensure you will never be short of activities to occupy your time. With so much on offer, here is a taster of what Nottingham has to offer:

- > Nearby Nottingham Racecourse is regularly host to a variety of different events to suit everyone including beer festivals, family fun days and of course plenty of horse racing days.
- > Visit Holme Pierrepont to wander around the 2km Regatta Lake or stray off the beaten track to explore the beautiful lagoons and nature trails. Alternatively, take part in their wide range of outdoor activities at the National Water Sports Centre located in the country park where you can enjoy mini golf, a sky trial, kayaking and much more.

- > West Bridgford is a vibrant town just across the river from the development. It's the perfect place to venture for quaint bars and restaurants and quirky stores as well as high street favourites.
- > There are lots of exciting bars and restaurants to visit both in the city centre and the surrounding areas, close to the development. Nottingham is home to international cuisine from a wide variety of eateries, from bistros and high-end dining to cafes and street food. There is an abundance of lively bars, pubs and clubs for round the clock entertainment.



LOCATION & TRANSPORT

Riverside is one of the best-connected locations in the city, overlooking the River Trent between the city centre and West Bridgford. It is a place that reconnects the city with the river, embracing the waterside lifestyle whilst also having all the benefits of city life.

Whether you're travelling by car, bus, train or on-foot access to the centre and Nottingham's shops, bars and top attractions are easily and quickly accessed.

If you want to travel further afield Nottingham Train Station is less than two miles away with nationwide services including London, Manchester and Birmingham in less than two hours.

Riverside is also a 40-minute drive away from East Midlands Airport which offers a huge selection of domestic and international flights to choose from – perfect for your next getaway.



70 miles South of Leeds
130 miles North of London
50 miles North East of Birmingham
80 miles South West of Manchester



10 minute drive
Nottingham University



2 hours by train from London King's Cross train station
10 min drive from Nottingham train station



10 min drive
from Motorpoint Arena



40 min drive
from East Midlands Airport



10 min drive
from Nottingham's main retail centre's



7 min drive
to Trent Bridge and the City Ground

A STEP CLOSER TO THE AMENITIES

A bridge linking Trent Basin to the popular and fashionable West Bridgford and Lady Bay areas is planned to be added to the development.





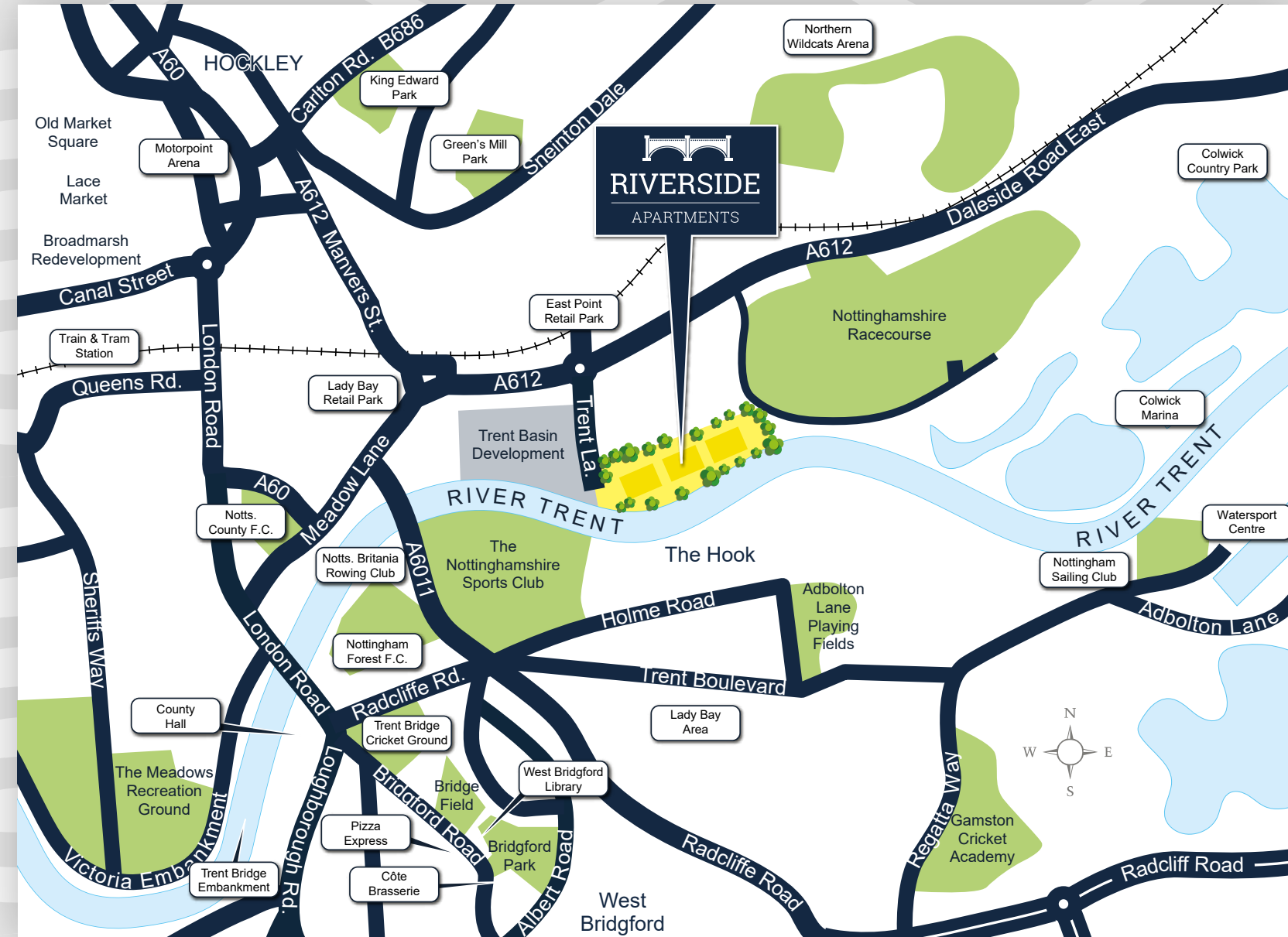
THE SCHEME

Riverside apartments offer a superior, contemporary living experience with exceptional views of the River Trent. Located in a prime position between the popular River Crescent Development and the innovative Trent Basin project, Riverside is situated in a thriving area that is transforming into an exciting contemporary hub for its residents to enjoy.

Riverside is an exclusive development of 81 high specification, contemporary apartments in a proven location close to a wide range of amenities and transport links.

This exciting development was conceived over 10 years ago to regenerate 250 acres of land between the city centre and the river, giving the area a new lease of life.

Ranging from one to three bedrooms, all apartments include smart technology, contemporary bespoke fitted kitchens, stylish, modern bathrooms, master bedrooms with wet rooms, car parking, and an inspiring outdoor space which altogether creates a truly luxurious and modern home.



THE SITE

The picturesque Riverside development provides the ultimate hub of modern day living.

Its beautifully designed, high specification apartments are fully equipped with everything you'd expect of an executive development including sleekly designed interiors, secure parking and cycle storage, and open spaced communal areas that offer stunning river views to be enjoyed all year round.





RIVERSIDE ONE

Riverside One is a block of only 13 apartments over 5 floors, west of the development, contained within Riverside One is the communal living area where you can relax and socialise whilst enjoying river views.

Riverside One contains an impressive penthouse apartment, located on its own floor with an impressive balcony.

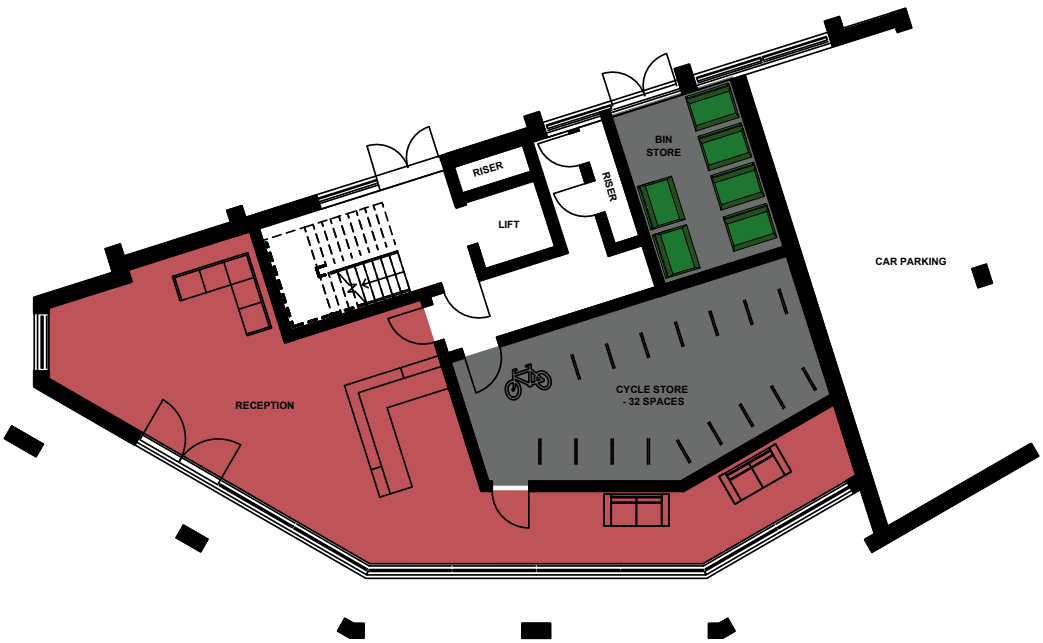
SUMMARY

- > 13 Apartments
- > 5 Floors
- > 4 Designs
- > 12 2 Bedroom Apartments
- > 1 2 Bedroom Apartments

RIVERSIDE ONE

Ground Floor

On the Ground Floor of the development you will find the Riverside communal hub, which includes a warm and welcoming reception area, an open communal space perfect for socialising and relaxation, plus a secure and ample sized cycle store.



APARTMENT NUMBER	FLOOR	SQ FT	BEDS
1	First	838.7	2 Bed 4 Person
2	First	772.5	2 Bed 4 Person
3	First	826.4	2 Bed 4 Person
4	Second	830.5	2 Bed 4 Person
5	Second	778.4	2 Bed 4 Person
6	Second	826.4	2 Bed 4 Person
7	Third	830.4	2 Bed 4 Person
8	Third	778.4	2 Bed 4 Person
9	Third	826.4	2 Bed 4 Person
10	Fourth	830.4	2 Bed 4 Person
11	Fourth	778.4	2 Bed 4 Person
12	Fourth	826.4	2 Bed 4 Person
13	Fifth	1021.9	3 Bed 5 Person



RIVERSIDE ONE

Every apartment on the Middle Floor boasts 2 beautifully designed double bedrooms with premium ensuite bathrooms, complete with a balcony to enjoy the stunning river view – resulting in a truly exquisite living experience.

Middle Floors



APARTMENTS: 1, 4, 7, 10
830 sq ft

APARTMENTS: 2, 5, 8, 11
772 sq ft

APARTMENTS: 3, 6, 9, 12

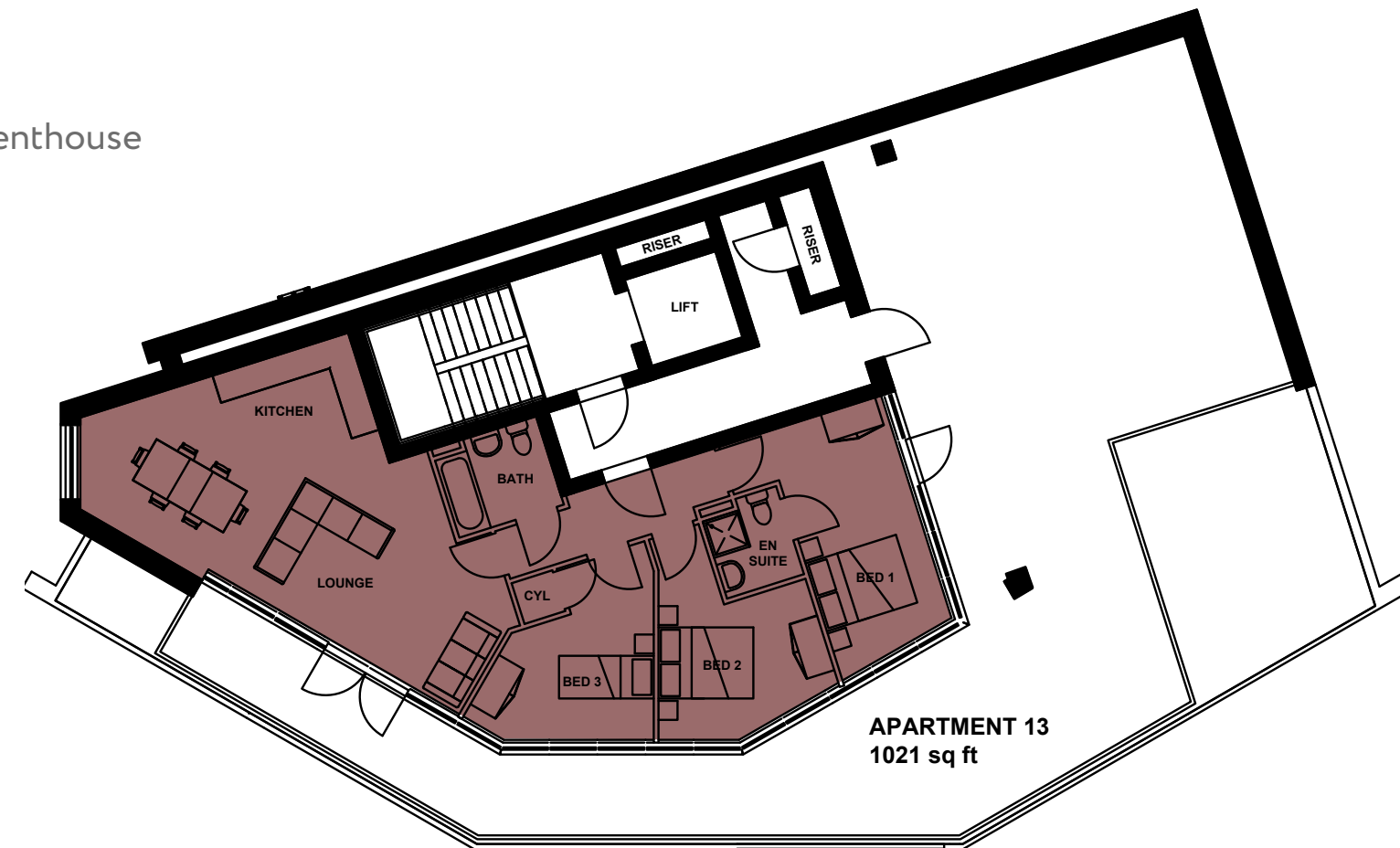
826 sq ft



RIVERSIDE ONE

As the only sole floor apartment in the whole development, the Penthouse offers the height of luxurious living with 3 exquisite bedrooms and a stunning wrap around balcony to take in the picturesque scenery from the comfort of your home.

Penthouse



APARTMENT 13
1021 sq ft





RIVERSIDE TWO

Riverside Two is the central block on the development. There are 9 exciting apartment types which provide 4 stunning penthouses.

SUMMARY

- > 29 Apartments
- > 6 Floors
- > 9 Designs
- > 2 1 Bedroom Apartments
- > 27 2 Bedroom Apartments

RIVERSIDE TWO

APARTMENT NUMBER	FLOOR	SQ FT	BEDS
1	First	883.0	2 Bed 4 Person
2	First	835.4	2 Bed 4 Person
3	First	979.8	2 Bed 4 Person
4	First	844.3	2 Bed 4 Person
5	First	899.3	2 Bed 4 Person
6	Second	883.0	2 Bed 4 Person
7	Second	835.4	2 Bed 4 Person
8	Second	979.2	2 Bed 4 Person
9	Second	844.3	2 Bed 4 Person
10	Second	899.3	2 Bed 4 Person
11	Third	883.0	2 Bed 4 Person
12	Third	835.4	2 Bed 4 Person
13	Third	979.2	2 Bed 4 Person
14	Third	844.3	2 Bed 4 Person
15	Third	899.3	2 Bed 4 Person

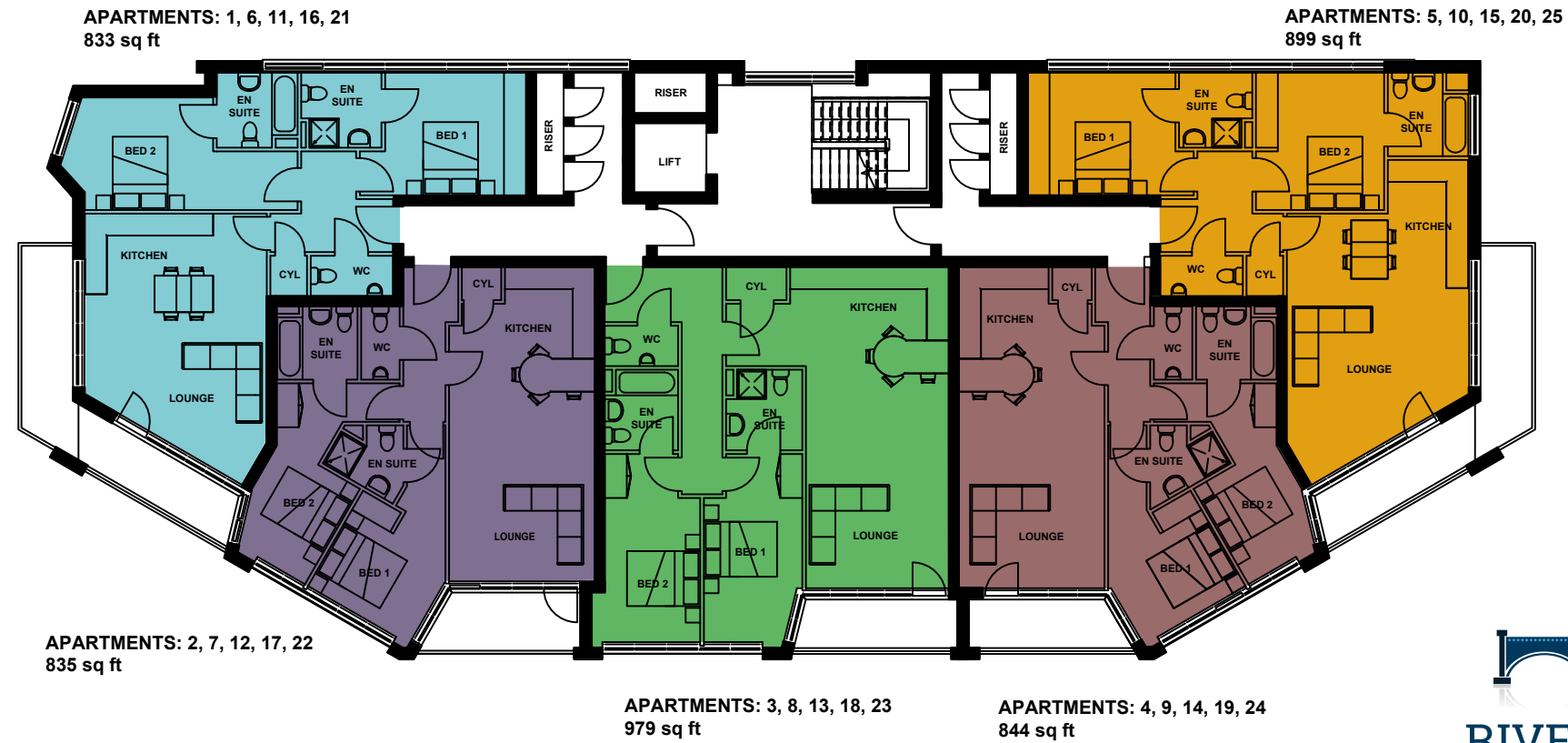
APARTMENT NUMBER	FLOOR	SQ FT	BEDS
16	Fourth	883.0	2 Bed 4 Person
17	Fourth	835.4	2 Bed 4 Person
18	Fourth	979.2	2 Bed 4 Person
19	Fourth	844.3	2 Bed 4 Person
20	Fourth	899.3	2 Bed 4 Person
21	Fifth	883.0	2 Bed 4 Person
22	Fifth	835.4	2 Bed 4 Person
23	Fifth	979.2	2 Bed 4 Person
24	Fifth	844.3	2 Bed 4 Person
25	Fifth	899.3	2 Bed 4 Person
26	Sixth	957.3	3 Bed 5 Person
27	Sixth	618.4	1 Bed 2 Person
28	Sixth	601.6	1 Bed 2 Person
29	Sixth	992.1	2 Bed 4 Person



RIVERSIDE TWO

On the Ground Floor of the development you will find the Riverside communal hub, which includes a warm and welcoming reception area, an open communal space perfect for socialising and relaxation, plus a secure and ample sized cycle store.

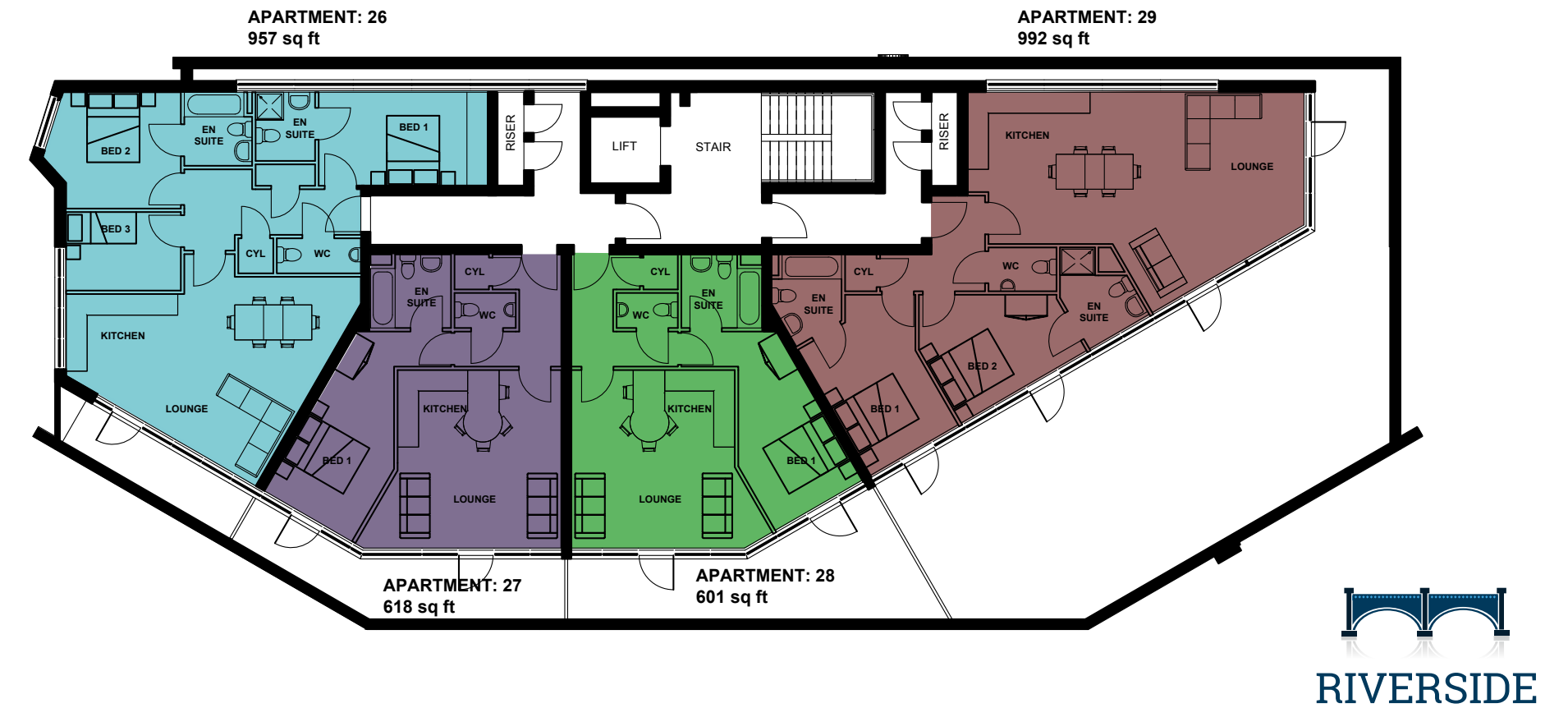
Middle Floors



RIVERSIDE TWO

These well-equipped, executive apartments offer a sleek, open plan living area so you can relax in style whilst enjoying the picture-perfect view, and the lifts just outside each apartment offer quick and easy access to every floor.

Top Floor





RIVERSIDE THREE

Riverside Three is the largest block located to the East of the development and contains 11 apartment variations all with river views.

SUMMARY

- > 39 Apartments
- > 7 Floors
- > 11 Designs
- > 1 1 Bedroom Apartments
- > 37 2 Bedroom Apartments
- > 1 3 Bedroom Apartments

RIVERSIDE THREE

APARTMENT NUMBER	FLOOR	SQ FT	BEDS
1	First	1128.2	2 Bed 4 Person
2	First	744.3	2 Bed 4 Person
3	First	903.2	2 Bed 4 Person
4	First	922.5	2 Bed 4 Person
5	First	740.5	2 Bed 4 Person
6	First	768.8	2 Bed 4 Person
7	First	880.0	2 Bed 4 Person
8	Second	1128.2	2 Bed 4 Person
9	Second	744.3	2 Bed 4 Person
10	Second	904.2	2 Bed 4 Person
11	Second	923.4	2 Bed 4 Person
12	Second	740.5	2 Bed 4 Person
13	Second	768.8	2 Bed 4 Person
14	Second	880.0	2 Bed 4 Person
15	Third	1128.2	2 Bed 4 Person
16	Third	744.3	2 Bed 4 Person
17	Third	904.2	2 Bed 4 Person
18	Third	923.4	2 Bed 4 Person
19	Third	740.5	2 Bed 4 Person
20	Third	768.8	2 Bed 4 Person
21	Third	880.0	2 Bed 4 Person

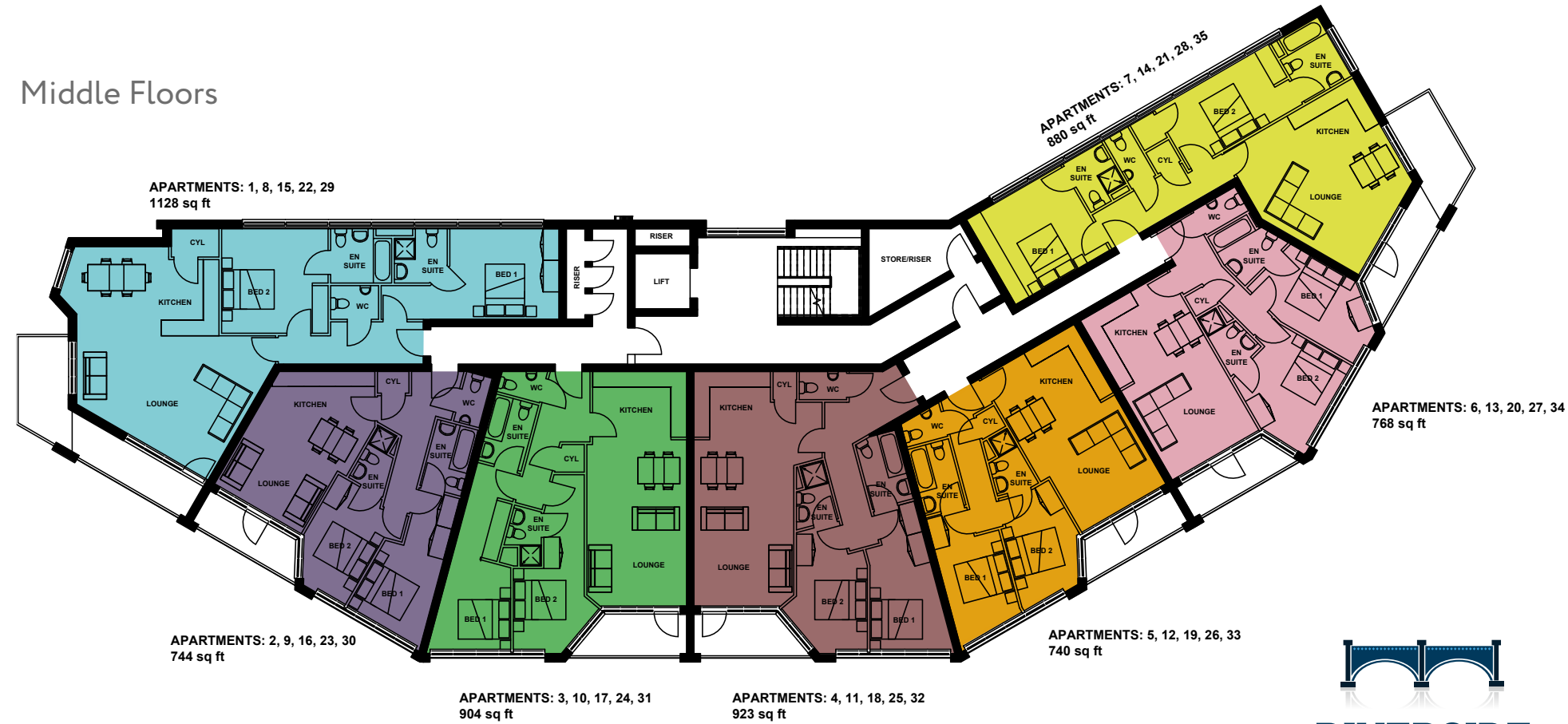
APARTMENT NUMBER	FLOOR	SQ FT	BEDS
22	Fourth	1128.2	2 Bed 4 Person
23	Fourth	744.3	2 Bed 4 Person
24	Fourth	904.2	2 Bed 4 Person
25	Fourth	923.4	2 Bed 4 Person
26	Fourth	740.5	2 Bed 4 Person
27	Fourth	768.8	2 Bed 4 Person
28	Fourth	880.0	2 Bed 4 Person
29	Fifth	1128.2	2 Bed 4 Person
30	Fifth	743.7	2 Bed 4 Person
31	Fifth	904.2	2 Bed 4 Person
32	Fifth	923.4	2 Bed 4 Person
33	Fifth	740.5	2 Bed 4 Person
34	Fifth	768.8	2 Bed 4 Person
35	Fifth	880.0	2 Bed 4 Person
36	Sixth	1019.1	2 Bed 4 Person
37	Sixth	650.5	1 Bed 2 Person
38	Sixth	777.0	2 Bed 4 Person
39	Sixth	1144.6	3 Bed 5 Person



RIVERSIDE THREE

The Middle Floor offers the widest range of apartment styles, each with supremely stylish and modern interiors to ensure a premium living experience.

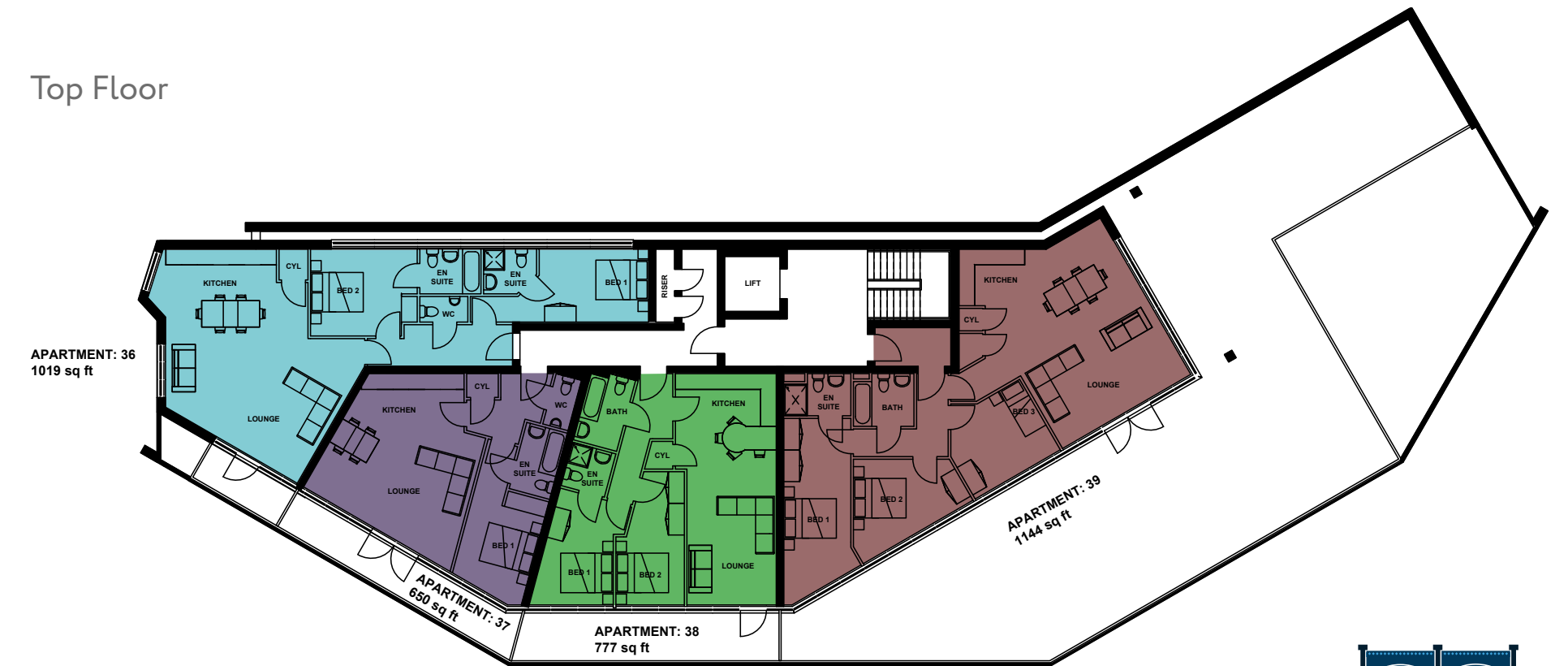
Middle Floors



RIVERSIDE THREE

The Top Floor of the development incorporates the largest apartments, offering an unparalleled combination of luxurious, spacious living and sweeping views of the riverside and beyond.

Top Floor





APARTMENT SPECIFICATION

- > Smart technology
- > Full height tiling around bath, shower and wet rooms
- > Stylish bathrooms suites with low profile shower trays (wetroom in master bedroom)
- > Ladder style polished chrome, or equivalent, heated towel rail
- > Contemporary bespoke fitted kitchens with granite worktops
- > Premium brand built-in hob, extractor and oven
- > High quality integrated fridge freezer, washer dryer and dishwasher
- > Hardwood veneered, solid core entrance door with spy hole
- > Hardwood veneered, or equivalent, internal doors throughout
- > Brushed stainless steel and chrome ironmongery throughout
- > LED light fittings with dimmers to bedrooms and living areas
- > 10 years CML complaint warranty
- > Low energy LED downlights in kitchen, hallway and bathrooms
- > Intercom entry system to each apartment
- > Fitted bespoke high quality sliding wardrobes to bedroom 1
- > Modern tiled flooring provided to kitchen and wet areas
- > Underfloor heating to ensembles and bathrooms
- > On site bike storage



AMENITIES WITHIN THE DEVELOPMENT

Part of the delivery of the development includes additions to the waterfront footpath in order to reconnect the city with the river.

There are future plans to create a bridge from the development over the River Trent. This will create a quick and easy direct link to local, desirable areas, West Bridgford, the Hook Nature Reserve and Lady Bay.

This accessible development creates a waterside neighbourhood and scenic haven combined with a well-connected community just a short walk away from the city's major hotspots and local amenities via the new bridge access.

The development will play a major part in the Nottingham Waterside regeneration project and offers exclusive waterside living.



KMRE'S INVESTMENT OPPORTUNITY

This is an exciting opportunity to invest in one of Nottingham's most prestigious waterfront development.

Whether you are looking to purchase your dream home, or looking to invest in your next rental opportunity, we have many options available to suit your needs.

The new homes have been built to the highest standards with energy efficiency and quality of living in mind.

Investors can take advantage of the KMRE Group investor pack which offers a hassle free purchase and includes a high end contemporary furniture pack and an assured yield for 24 months. Even more reason to make this your next investment.



KMRE are an experienced property developer focused on PRS and purpose-built student accommodation sectors in established cities across the UK. Currently delivering PRS schemes in Leeds and a PBSA scheme in Sheffield, KMRE have an extensive track record with a substantial development pipeline. Recent projects include Mabgate Gateway, St Marks Court, Trippet Lane and Kirkstall Road.

www.kmregroup.co.uk



Hollycroft Construction Ltd has been appointed as the building contractor for this project. Hollycroft boast an abundance of experience and are currently delivering over £30m of projects for KMRE Group Ltd.



Niche Homes Ltd specialise in modern city living for students and professionals and are the management agents for KMRE Group Ltd. With a wealth of experience in the purpose built rental sector, their expert staff will ensure your investment delivers a maximum return.

www.niche-homes.co.uk



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