



A superb development of just six bespoke 2 & 3 bedroom  
Riverside apartments





# Welcome to Riverbank Vista

Ideally positioned on the banks of the River Yare in the highly desirable suburb of Thorpe St Andrew, Riverbank Vista offers the rare opportunity to truly experience the tranquility of river life and the thrill of desirable city living in one location.

This unique and bespoke building of just six 2 and 3 bedroom apartments offers access to a comprehensive range of local facilities and Norwich city centre.

Each home has been thoughtfully designed to blend contemporary style with modern living, featuring high-quality specifications and careful attention to detail throughout. Selected apartments have a balcony or terrace facing picturesque views along the River.

## About the Developer

With over 10 years of experience and a strong track record of developing quality homes, ZebralInvest is committed to creating luxury living spaces and well-designed properties that buyers can trust. Originally established on the South Coast and now proudly based in Norwich, we have delivered 40+ successful developments and bring knowledge gained from working in premium markets such as Knightsbridge, Fulham and Hammersmith.

Every home we create is built with care, attention to detail and a genuine understanding of what matters to modern buyers. At ZebralInvest, our focus is simple: to provide reliable, thoughtfully crafted homes where people can feel confident putting down roots.

Whether you're searching for your first home, a family space, or a long or short term residence in Norfolk, ZebralInvest offers homes built on experience, integrity, and an ambition to deliver the very best for our buyers.

Learn more at: <https://www.zebrainvest.co.uk/>

Computer generated images are indicative only. External finishes and appearance may vary.



## Location

Imagine living by the river close to the heart of Norwich with the city's vibrant lifestyle in easy reach of your doorstep. Located on the desirable Yarmouth Road in the serene suburb of Thorpe St Andrew, this development enjoys a rare blend of riverside tranquillity and city convenience. Backing directly onto the beautiful River Yare, residents can enjoy peaceful waterside views, scenic walks in a calm natural environment.

A short stroll from Riverbank Vista is a neighbourhood rich with character and community. Rivergreen Pantry is a local favourite, more than just a deli and café, it is a welcoming hub offering artisan coffees, indulgent treats and beautifully curated pantry essentials including cheeses, jams, chutneys, oils and pasta. Every product is sourced from passionate local producers.

Nearby, Bridgestones Cakes & Bakes provides a warm and friendly setting for relaxed breakfasts and leisurely lunches. For those who enjoy traditional hospitality, the area boasts several highly regarded pubs and restaurants. The Rushcutters, a charming Grade II listed riverside pub. For a refined dining experience, Merchants of Spice 2 offers contemporary Indian cuisine in a beautifully restored historic building situated just a stone's throw from Riverbank Vista in Colegate.

Outdoor living is equally well catered for. Hire a boat, explore the iconic Norfolk Broads, visit the stunning Norfolk coastline or simply enjoy Cary's Meadow - a wonderful green space surrounded by wildlife, ideal for dog walks, gentle strolls, or simply enjoying nature.



# Norwich

Despite its serene position, the development is just moments from the vibrant and historic heart of Norwich, which perfectly blends heritage with modern living. Stroll into the centre of the city and enjoy one of the country's best outdoor markets, and discover fresh, local produce and artisanal goods.

Shops, cafés and independent boutiques line the charming streets of the city centre, from the historic Lanes to the elegant Royal Arcade, making it an ideal spot for both relaxation and urban living. For culture and entertainment, Norwich has it all music, theatre, comedy, restaurants and fine dining are never far away, while a selection of pubs and bars offer the perfect place to unwind.

As well as enjoying the excellent dining, cafes, bars and leisure options, Residents have access to green spaces, riverside walks and the Norfolk Broads.

Yarmouth Road offers excellent transport links - with Norwich train station minutes away, the airport within easy reach, and major routes in and out of the city, commuting or escaping for a weekend is simple.

Whether you're exploring the city's history, enjoying the riverside views, or shopping for the latest finds, Riverbank Vista is riverside living at its finest.



# Specification

## Kitchens

- Magnet kitchen units with soft close doors and drawers
- 1.5 bowl white granite sink
- Dual level copper mixer tap
- Zanussi brushed steel single electric oven
- Zanussi brushed steel double electric oven (in Apartments 3 & 4)
- Zanussi induction hob with extractor hood
- Hotpoint integrated washer dryer (in Apartments 1, 2, 5 & 6)
- Hotpoint integrated dishwasher
- LED lighting to kickboard

## Bathrooms

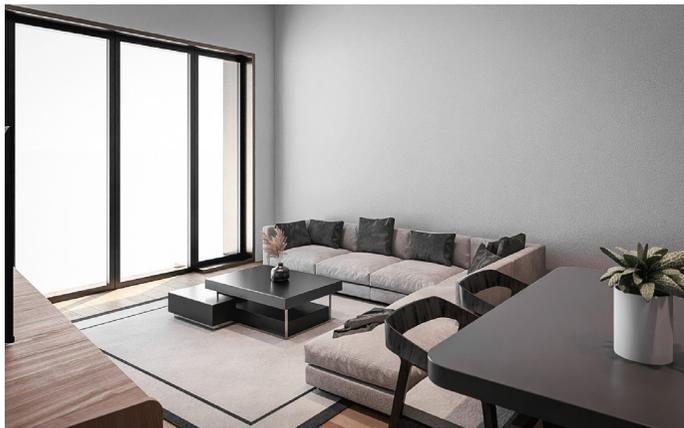
- Contemporary sink with vanity unit for storage
- Demisting LED touch mirrors with shaver point
- Keystone tiling (to all walls and floors)
- Dimplex towel radiator
- Freestanding contemporary bath (In Apartments 3, 4 & 6)
- Bath with shower screen (in Apartments 1 & 5)
- Twin headed chrome water fall shower

## En Suites and Shower Rooms

- Contemporary sink with vanity unit for storage
- Low profile shower trays with glass shower doors
- Demisting LED touch mirrors with shaver point
- Keystone tiling (to all walls and floors) with feature wall
- Dimplex towel radiator
- Frameless glass shower screen
- Twin headed chrome water fall shower

## Flooring (choices available\*)

- Entrance hallways, kitchens, dining areas and living spaces finished with wood effect laminate flooring
- Carpet to bedrooms



\*Choice available subject to stage of construction. This specification is only intended as a guide, some items may vary from plot to plot. Images shown are computer generated examples of proposed interiors and vary from plot to plot.

# Specification

## Internal Finishes and Heating

- 5 panel ladder doors in white
- Glass staircase balustrade (in Apartments 3 & 4)
- Natural varnish finished square profile skirting and architrave
- Copper ironmongery
- Dimplex quantum HHR radiators
- Smart heating - energy efficient Ariston Nuos heat pump with wifi control - 200L hot water cylinder

## Electrical

- Copper effect sockets with black inserts & switches
- TV points to living room
- Intercom system to main door
- White downlights to kitchen and hallways
- Feature plywood, copper and LED headboard to master bedroom
- Contemporary copper pendant lighting to living and dining areas
- USB double socket in each bedroom

## Construction and External Finishes

- Highly insulated and energy efficient timber frame construction
- Extensive acoustic insulation, minimising noise within each flat
- Off white silicone render contrasted with Ecospace resin wood panelling
- Horizontal anthracite balustrade to balconies facing the river

## Communal Areas

- Fob and key controlled access system
- External bin storage
- Letter boxes within communal entrance

## Parking

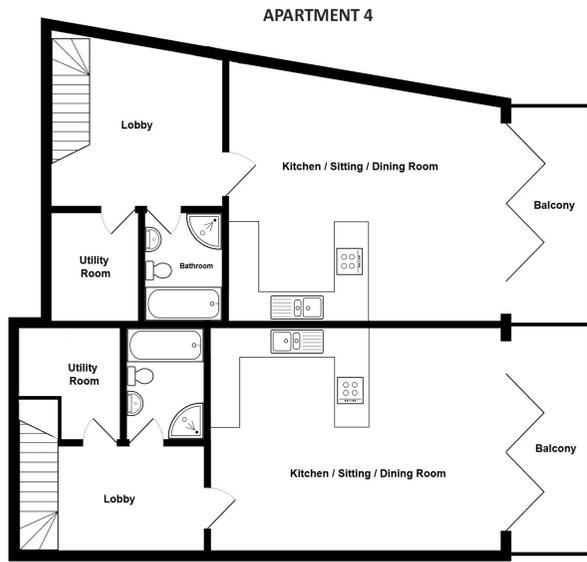
- Parking spaces included with Apartments 3 & 4
- Parking spaces are available to purchase for Apartments 1, 2, 5 & 6, subject to availability, ask for further details.

## General

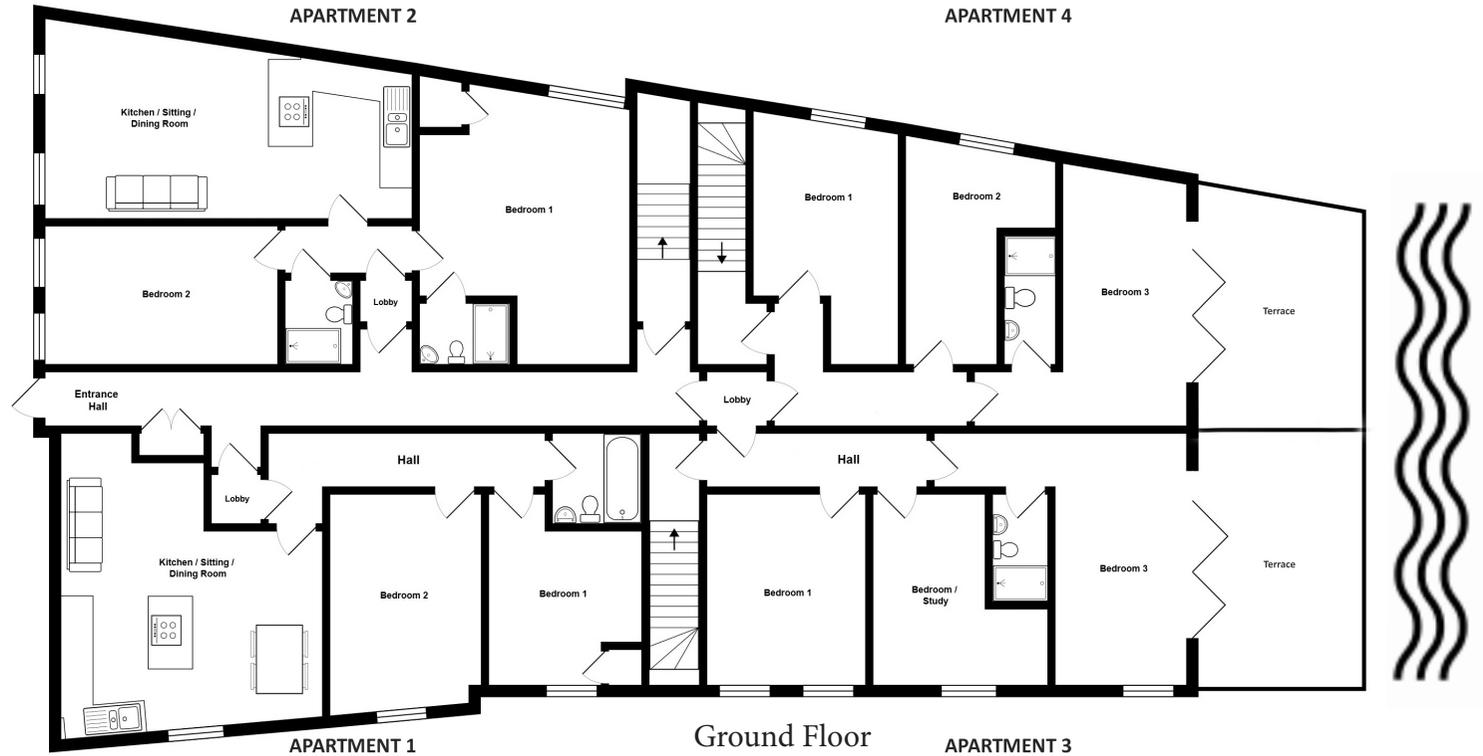
- Build Warranty 10 Year professional certificate of competence
- Each apartment is leasehold with 999 year lease. Buyers will receive a share of the freehold upon completion of the last unit on the development.
- A service charge will payable for maintenance of the shared facilities and communal areas
- Predicated Energy Assessment: D
- Council Tax Band: TBC



\*Choice available subject to stage of construction. This specification is only intended as a guide, some items may vary from plot to plot. Images shown are examples from previous developments by Zebra Invest.



Lower Ground Floor



Ground Floor

**Reed | Apartment 1 | 657 sq ft (61 sq m)**

Kitchen/Living/Dining	5.01m x 4.92m (max) 3.30m x 5.05m (min)	16'4" x 16'1" (max) 10'8" x 16'6" (min)
Bedroom 1	2.96m x 2.98m	9'7" x 9'8"
Bedroom 2	4.20m x 2.94m	13'8" x 9'6"

**Staih | Apartment 2 | 700 sq ft (65 sq m)**

Kitchen/Living/Dining	3.68m x 7.53m (max) 2.20m x 7.53m (min)	12'1" x 24'7" (max) 7'2" x 24'7" (min)
Bedroom 1	3.85m x 4.33m (min) 3.85m x 4.99m (max)	12'6" x 14'2" (min) 12'6" x 16'4" (max)
Bedroom 2	2.60m x 4.41m	8'5" x 14'5"

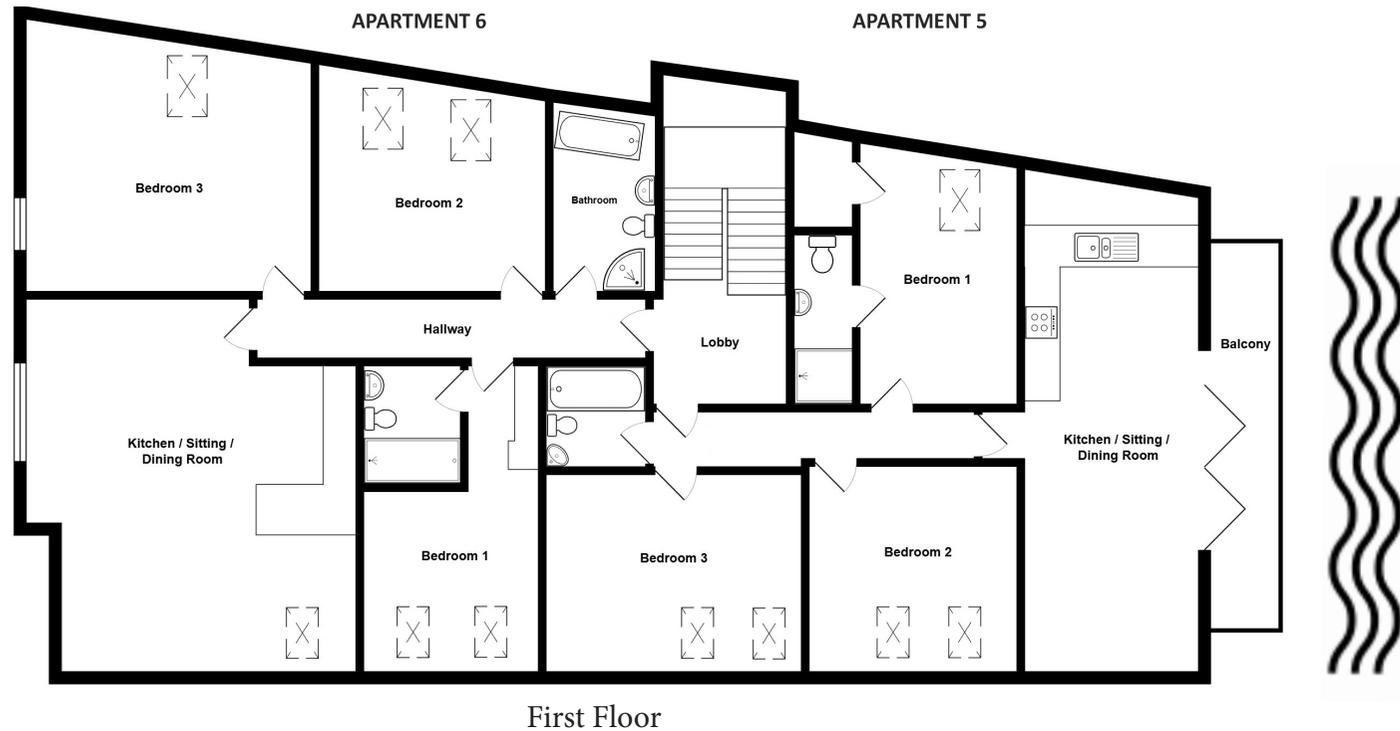
**Heron | Apartment 3 | 1,130 sq ft (105 sq m)**

<b>Basement</b>		
Kitchen/Living/Dining	8.1m x 4.6m	26'6" x 15'1"
<b>Ground Floor</b>		
Bedroom 1	3.10m x 3.94m	10'2" x 12'9"
Bedroom 2/Study	3.73m x 3.39m (max inc en suite)	12'2" x 11'1" (max inc en suite)
Bedroom 3	4.75m x 2.55m	15'6" x 8'4"

**Kingfisher | Apartment 4 | 1,130 sq ft (105 sq m)**

<b>Basement</b>		
Kitchen/Living/Dining	7.90m x 4.67m (max) 7.90m x 3.30m (min)	25'9" x 15'3" (max) 25'9" x 10'8" (min)
<b>Ground Floor</b>		
Bedroom 1	4.10m x 2.75m	13'5" x 9'0"
Bedroom 2	4.00m x 3.21m (max exc en suite)	13'1" x 10'5" (max exc en suite)
Bedroom 3	2.51m x 4.47m (max) 2.51m x 4.00m (min)	8'2" x 14'7" (max) 8'2" x 13'1" (min)

Lower Ground Floor and Ground Floor



### Harnser | Apartment 5 | 883 sq ft (82 sq m)

Kitchen/Living/Dining	3.23m x 8.51m (max) 3.23m x 7.89m (min)	10'6" x 27'9" (max) 10'6" x 25'9" (min)
Bedroom 1	2.66m x 3.45m (min) 2.66m x 4.06m (max)	8'7" x 11'3" (min) 8'7" x 13'3" (max)
Bedroom 2	3.85m x 3.85m	12'6" x 12'6"
Bedroom 3	3.68m x 4.90m	12'1" x 13'1"

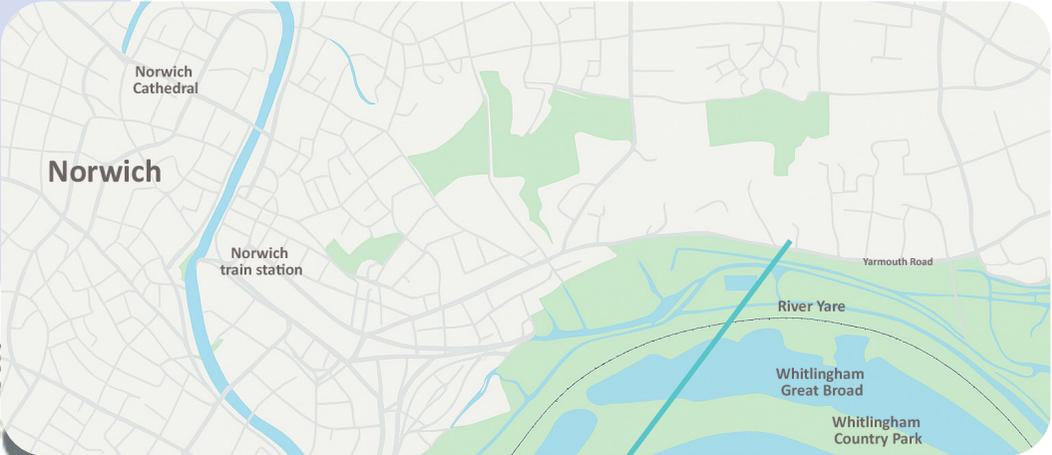
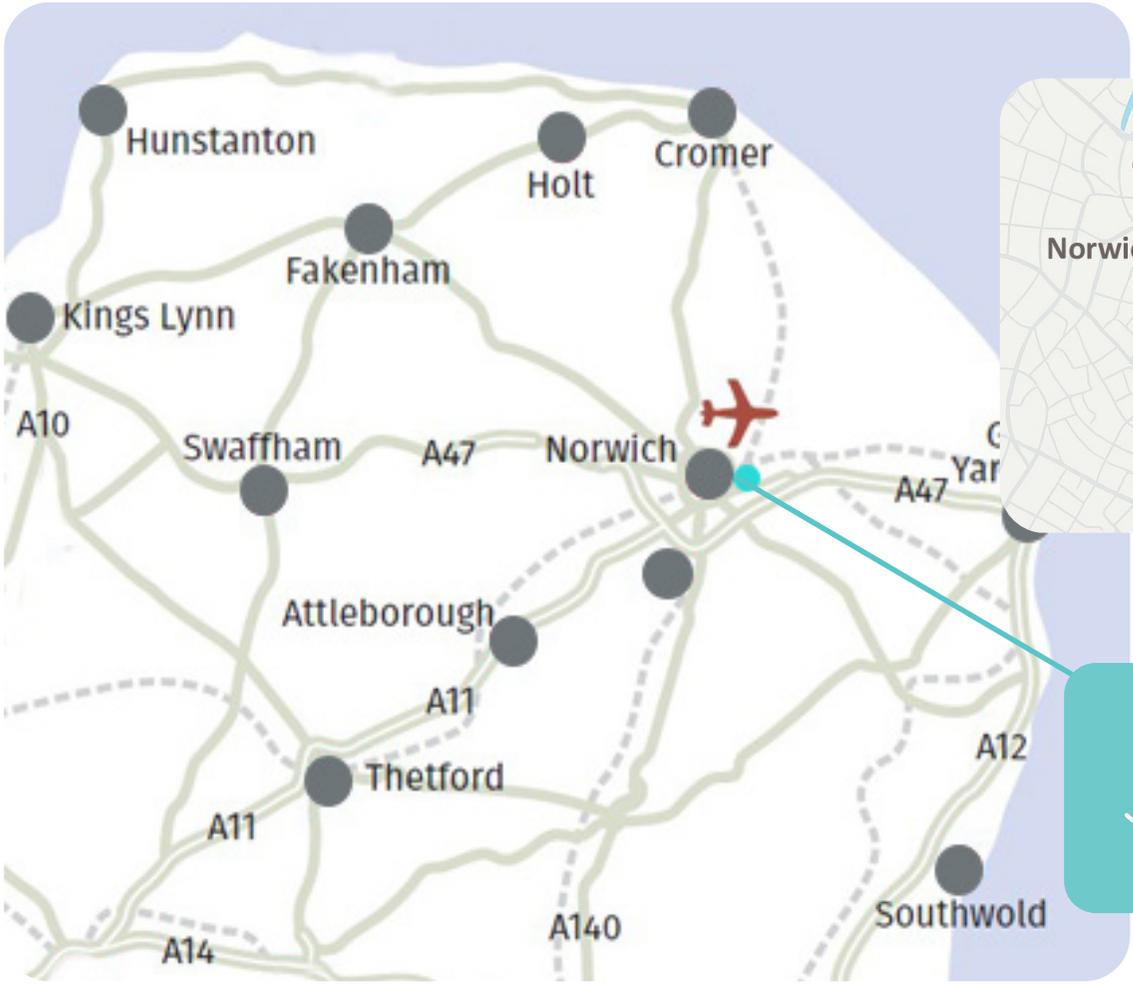
### Willow | Apartment 6 | 1,098 sq ft (102 sq m)

Kitchen/Living/Dining	6.10m x 6.70m (max) 5.79m x 5.40m (min)	20'0" x 22'0" (max) 19'0" x 17'7" (min)
Bedroom 1	3.20m x 3.40m	10'5" x 11'2"
Bedroom 2	4.20m x 3.00m (min) 4.20m x 3.80m (max)	13'8" x 9'8" (min) 13'8" x 12'5" (max)
Bedroom 3	5.22m x 3.90m (min) 5.22m x 4.80m (max)	17'1" x 12'8" (min) 17'1" x 15'7" (max)

First Floor

These plans have been prepared for the convenience of the intending purchaser and are a preliminary guide only, giving a general impression of the floor plans and configurations. Room dimensions are plus/minus 100mm.

# Connectivity



34 Yarmouth Road, Thorpe St Andrew,  
Norwich, NR7 0EF



## Travel

Norwich City Centre	1.2 miles
Norwich Railway Station	1.1 miles
A11 (towards Cambridge/London)	2.5 miles
Cambridge	67 miles
London	118 miles
Norwich International Airport	3.5 miles

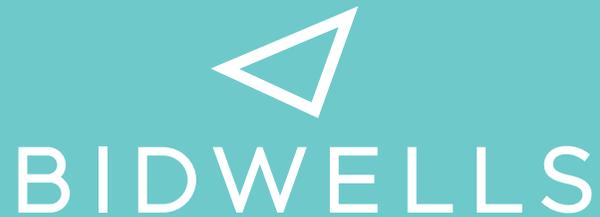
## Leisure & Lifestyle

The Rushcutters pub	0.3 miles	Sainsbury's Supermarket	1.3 miles
Rivergreen Pantry	0.2 miles	Hillside Avenue Primary & Nursery	0.5 miles
Bridgestone Cakes and Bakes	0.1 mile	Thorpe St Andrew School & Sixth Form	1 mile
Merchants of Spice	0.6 miles	Riverside Leisure Centre & Entertainment Complex	1.3 miles
Norwich Boat Hire	0.6 miles	Whitlingham Country Park & Whitlingham Broad (Watersports & picnics)	2.2 miles
Carys Meadow	0.4 miles		
Eaton Park	1.5 miles		

Please note all distances are approximate and taken from Google. The map is for illustrative purposes only and is not to scale.



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Riverbank Vista

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**Developer Note:**

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