



THE  
LEXINGTON

MODA

IMAGINE ALL THE PEOPLE,  
LIVING LIFE AS ONE.





EXPERIENCE THE VIEW



CLICK OR SCAN

MODA, THE LEXINGTON

# WELCOME HOME

LIVE MORE



# IT'S TIME TO LIVE MORE

MODA, THE LEXINGTON

## // LIVE THE MODA LIFE.

Welcome to Moda, The Lexington. A collection of 325 homes, beautifully designed to form an exciting next generation neighbourhood on Liverpool's prestigious waterfront.

A community rich with amenities, from co-working and meeting spaces to a media room, private dining and a roof terrace with panoramic views over the Royal Liver Building and River Mersey. Exclusive partnerships to bring you the very best the city has to offer, and beyond.

This isn't just a new home, this is a new lifestyle. This is the Moda life.

LIVE MORE



# NEXT PORT OF COOL

MODA, THE LEXINGTON



The Lexington is situated on the city's waterfront at Liverpool Waters, a 60-hectre area of the Northern Docks that's being regenerated to create a world class new quarter with new restaurants, cafes and bars.



📍 LIVERPOOL ONE, 12 MINUTES WALK

## // YOUR CITY. YOUR WAY.

The Lexington is perfectly placed to access sport, leisure, shopping, dining and drinks in the city. Liverpool Waters also has its own events schedule from live music to sporting challenges.

Our 24 hour concierge will be on hand to give you recommendations for the city's hottest venues, and make those all important reservations on your behalf.



📍 TATE LIVERPOOL, 10 MINUTES WALK

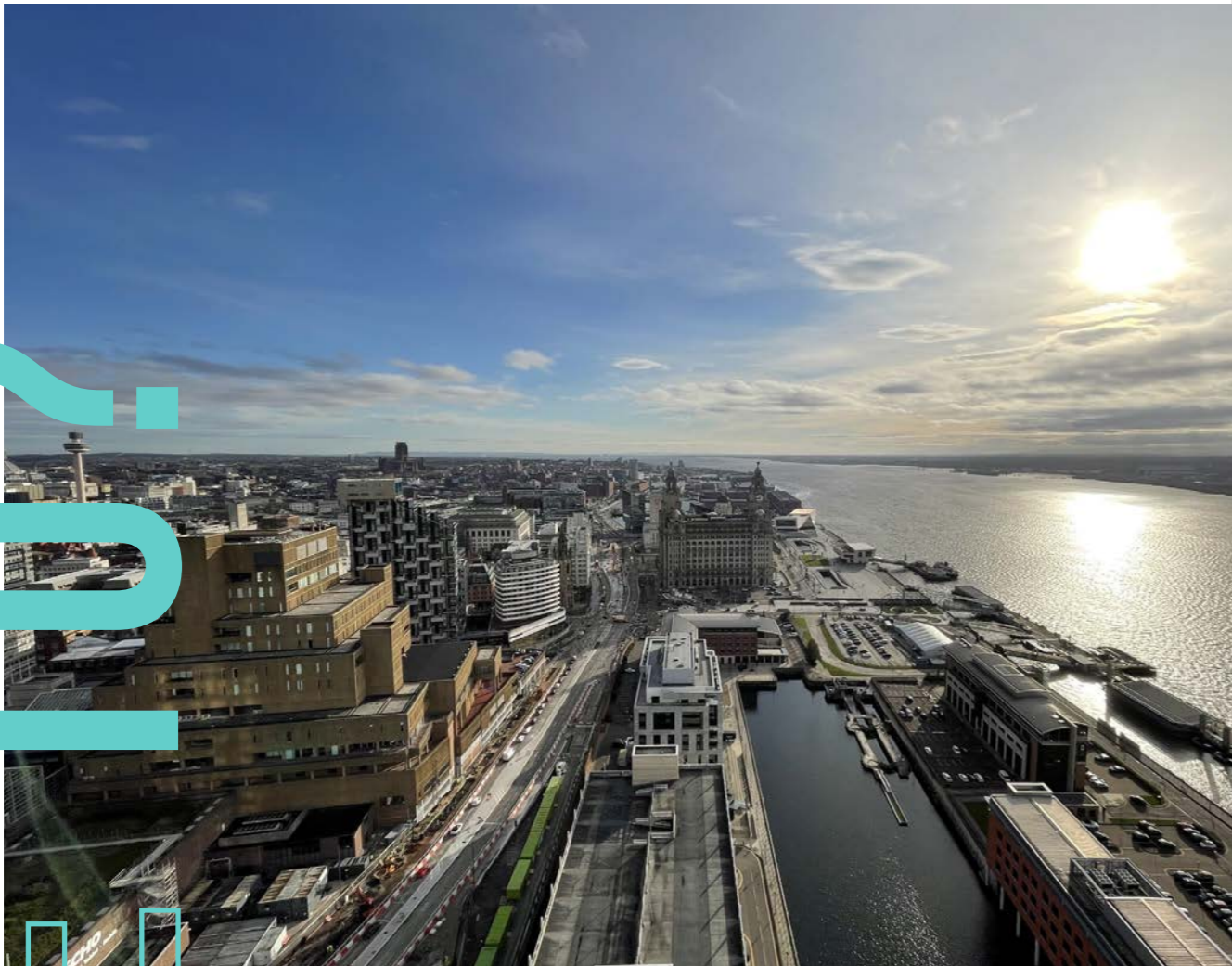


LIVE MORE

📍 ANFIELD, 10 MINUTES DRIVE



📍 CHINATOWN, 15 MINS WALK



## // FOOD

### 01. MADRE

Madre brings mouthwatering tacos to the lunchtime menu with iberico pork al pastor and beef short rib birria, while the evenings see spectacular sharing dishes. Wash down drinks from margaritas to craft beers and natural wines with an eclectic evening soundtrack.

### 02. MARAY

Maray's origins lie in Le Marais, Paris. The middle-eastern menu is designed with emphasis on sharing, where small plates and well-made drinks can be enjoyed in equal measure.

### 03. BACARO

Italian and Spanish influenced tapas sharing plates and campari based drinks.

## // DRINK

### 04. RED DOOR

The ultimate late-night cocktail destination in Liverpool, Red Door know no bounds when it comes to creating a fun-filled night out in the city.

### 05. JENEVER

The city's premier contemporary gin bar and restaurant. Aficionados of the spirit can choose from over 70 types of gin and speciality Jenevers, as well as enjoy a glass of wine or a pint of beer.

### 06. THE ORACLE

An old fashioned cocktail bar with a difference, there are close-up magicians performing at your table. Quality drinks and unique, deceptive entertainment.

EVERTON FC

## // MUSIC

### 07. BALTIC MARKETS

Artisan street food and live music. Home to both The Peaky Blinders bar and The Yellow Submarine bar.

### 08. SALT DOGS SLIMS

A haven for fans of indie and rock music. A lively bar specialising in steins, bespoke cocktails and American style chilli dogs.

### 09. SGT. PEPPERS

Award-winning live music venue with over 70 hours of live music each week. A happening bar with a high-tech stage setup and music-themed cocktails in a funky, brick-lined space.

### 10. ALMA DE CUBA

Set inside the magnificent conversion of the former St. Peter's Catholic Church, Alma de Cuba is an eclectic mix of Cuban, Hispanic, and Latin American influences that are enhanced with Liverpool's great spirit. Make sure you're there on Saturday at midnight for a unique surprise!

## // CULTURE

### 11. TATE LIVERPOOL

The beating heart of Liverpool's cultural scene. One of the largest galleries of contemporary art in the UK.

### 12. THREE GRACES

Consisting of the Royal Liver Building, Cunard Building and Port of Liverpool Building. They form part of the Liverpool Maritime Mercantile City UNESCO World Heritage site.

### 13. THE BEATLES STORY

Discover the history behind the band that pioneered the birth of popular music. The Beatles' lives and times told through memorabilia, interactive exhibits and high-tech displays.

### 13. CRUISE LINER TERMINAL

A new state-of-the-art cruise liner terminal at Princes Dock, bringing the world to your doorstep. The development is taking place within Peel's £5bn Liverpool Waters project.

# Live more get more

## INCLUDED IN YOUR RENT.

When you move into a Moda neighbourhood you get a whole lot more. With wellbeing, tech and service included. We do all the hard work, like setting up your Wi-Fi and ongoing maintenance, so you can spend more time doing the things you love in life.



PET FRIENDLY



NO DEPOSITS



250MBPS  
WIFI



24HR GYM



24HR  
CONCIERGE



BOOKABLE  
PERSONAL  
TRAINER



WEEKLY  
GYM CLASSES



ONSITE  
MAINTENANCE  
& REPAIRS



SKY  
LOUNGE



ROOFTOP TERRACE  
& BBQ AREA



PRIVATE  
DINING ROOM



CINEMA &  
GAMES ROOMS



CO-WORKING  
& MEETING ROOMS



RESIDENT  
EVENTS



SAFE  
& SECURE



PARKING



	MODA	Average UK cost (monthly)	Potential annual saving
250MBPS WiFi	Included	£60	£720
Gym	Included	£32*	£384
Furniture Package	Included	£125	£1500
Co-working	Included	£109*	£1308
Sky Q full package (inc. sports + movies)	£44	£88	£528
Samsung 50" QLED Smart TV	Included	£15*	£180
One month's rent deposit	Not charged	-	£1600
Pets	Included	£73.90*	£885.60
Bulk bought utilities	Competitively low	£100*	£120
Concierge and security services	Included	£50	£600
Cinema screening with drinks and popcorn	Included	£30	£360

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**TOTAL POTENTIAL ANNUAL SAVING £8185.60**

\*Costs based on UK averages Jan 2021



# NO MORE

# ORDINARY

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## // KITCHEN

Integrated Samsung appliances including dual cook flex oven, combi microwave-oven, fridge freezer and dishwasher, plus washer/dryer. – Studios and one bedroom apartments do not have the microwave oven.

## // LIVING

Open plan, light and spacious with floor to ceiling windows and epic views. Space to relax with a dining area to entertain. Apartments include a 50" Samsung 4K UHD Smart TV.

## // BEDROOMS

Bespoke made beds with plush velvet headboards, built-in floor to ceiling wardrobes with mirrors and internal shelves with full length hanging rails.

## // ENTRY & TECH

- - Key-less entry
- - MyModa app - contact concierge and book amenities
- - 250MBPS fibre optic internet
- - Samsung appliances
- - 50" Samsung 4K UHD Smart TV
- - Sky Q enabled

LIVE MORE

NO FEES

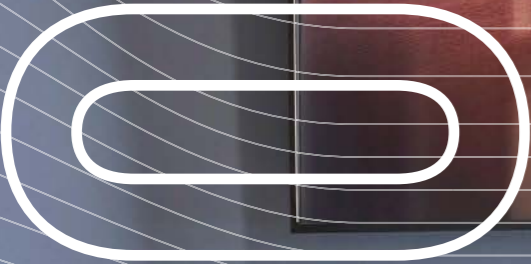
NO DEPOSITS

PETS WELCOME

POWERED BY

**SAMSUNG**





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LIVE MORE



# STUDIO

- Bathroom with rainfall shower
- Open plan living with 2-seater sofa
- Fitted kitchen with dining space for two

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# 1 BED

- King size bed
- En-suite bathroom with rainfall shower
- Open plan living with 3-seater sofa
- Fitted kitchen with dining space for four

# SPACE TO BE YOU

// FIND YOUR HAPPY PLACE

All our homes have spacious living and dining areas perfect for a night in front of the sofa, or entertaining guests.



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## 2 BED

- 2 x bedrooms with king/double beds
- Available with double en-suites or house bathroom
- Open plan living with 3-seater sofa and lounge chair
- Fitted kitchen with dining space for four



3  
B  
E  
D



LIVE MORE

### 3 BED

- 1 x master bedroom with king size bed, en-suite bathroom and rainfall shower
- 2 x bedrooms with king/double beds
- House bathroom with rainfall shower
- Open plan living with two 3-seater sofas
- Fitted kitchen with dining space for six



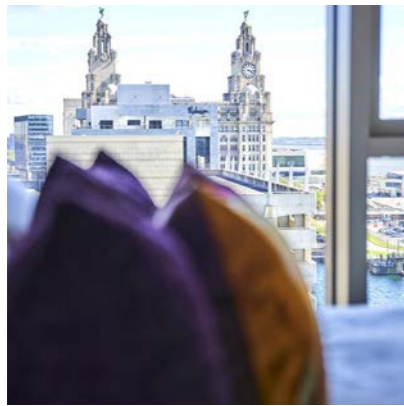
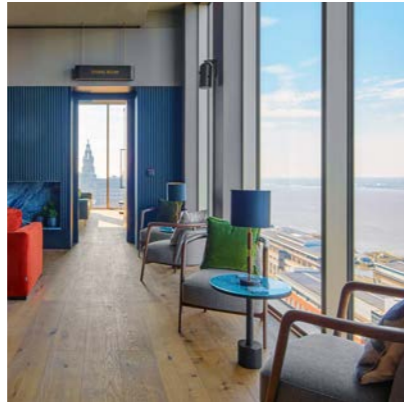
# MUCH MORE THAN BEAUTIFUL APARTMENTS

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## // SPACE FOR YOU

Enjoy open access to state-of-the-art amenities. You can also pay to privately book the cinema, dining and meeting rooms.



## // LIVE THE MODA LIFE

We create spaces where you can live life in full colour. Work from home in shared lounges, book a private meeting room, head to the 24 hour gym, catch a movie on the big screen or host in the private dining room. Everything is at your fingertips so you can get the most out of life.

## // YOUR AMENITIES

- Private dining room\*
- Co working space
- Bookable meeting rooms\*
- Cinema and games room\*
- Private gym with indoor and outdoor workout space
- Panoramic roof terrace with dining space and BBQ's
- Shared lounges

\* fees apply when booking for private use



# LIVE THE MODA LIFE

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TAKE THE



VIRTUAL TOUR

LIVE MORE



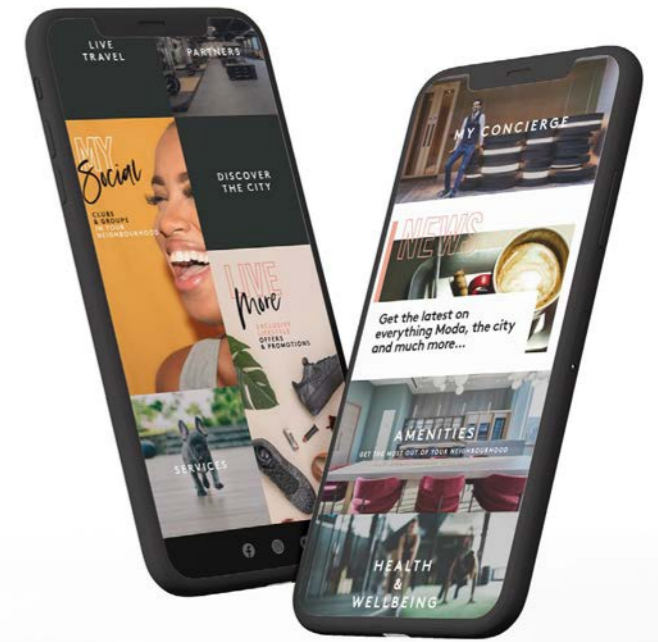
# MYMODA APP



*Book amenities, instant message concierge, get connected to your neighbourhood and above all, live the Moda life to the full.*

## // MAKE LIVING THE MODA LIFE, YOUR BEST LIFE

The MyModa app puts The Lexington at your fingertips. This is your key to the building, literally, and all your on demand services. Join the cycling club, view your deliveries, message the concierge or book onto upcoming resident events including BBQs, movie nights, sports events and supper clubs.



### MY SOCIAL

Keep up to date with the latest events and community groups at The Lexington.



### LIVE TRAVEL INFORMATION

Get travel updates and information for Liverpool in real time.



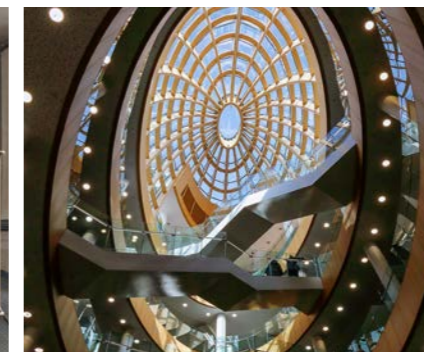
### PARTNERS

Find out about our partners and access exclusive offers and deals.



### AMENITIES

Check out, reserve and pay for your bookings of the amenities at The Lexington.



### AROUND ME

From events to exhibitions, see what's on in your neighbourhood.



### OFFERS AND SERVICES

Get access to exclusive offers and services with industry leading brands.

LIVE MORE



TAKE CARE OF  
YOUR WELLBEING.

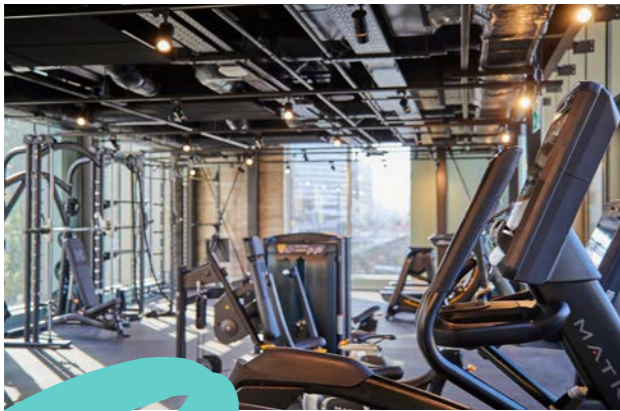
IN PARTNERSHIP WITH

hero

# The Moda way

MODA, THE LEXINGTON

**1 USE THE RESIDENTS GYM.**  
A full range of equipment available, including free weights, cardio machines and your own studio space.



## 5 STEPS TO BEING MORE YOU

Working with our partner hero wellbeing, we make wellbeing intrinsic to living in a Moda neighbourhood.

**2** *Join one of our regular wellbeing days.*

Covering everything from managing anxiety and stress to nutrition.

**3**  
BOOK ON TO THE MODA HIIT CLASS



**4**

Book in for a health check, taking place twice a year so you can stay on top of your health.

LIVE MORE



**5**

Easily access wellbeing services through the MyModa app, from personal trainers to nutritionists. Access online mental health professionals via our partner MyndUp, we'll even pay 20% towards your sessions.

# BE THE HOST WITH THE MOST

## // COME DINE WITH ME

Make that next get-together one to remember, with our bookable private dining room\*. Situated on the 17th floor, with panoramic views towards the The Three Graces. Fitted with a sensational show kitchen, bespoke interiors and artwork from Adam Ellis, renowned for curating artwork at The Ivy.

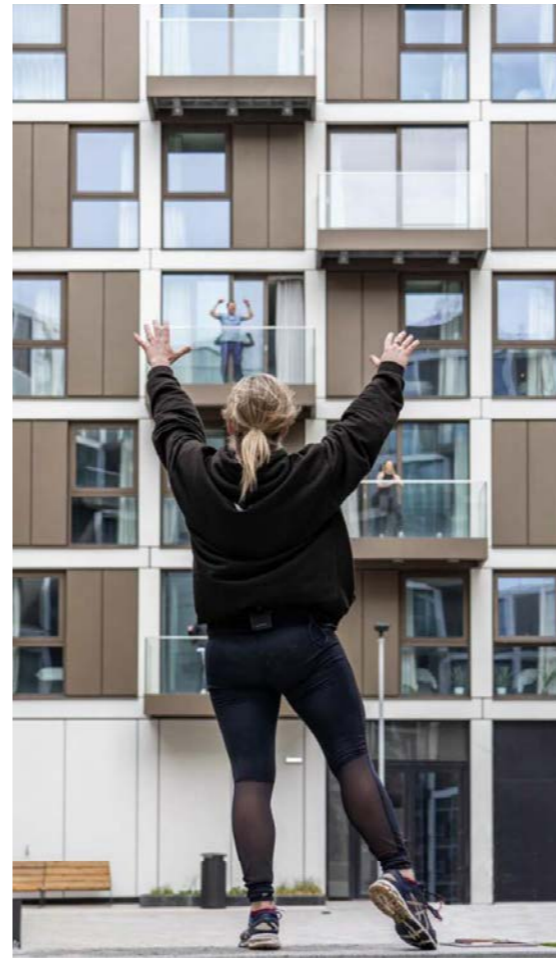
\* fees apply when booking for private use



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# RESIDENT ENGAGEMENT

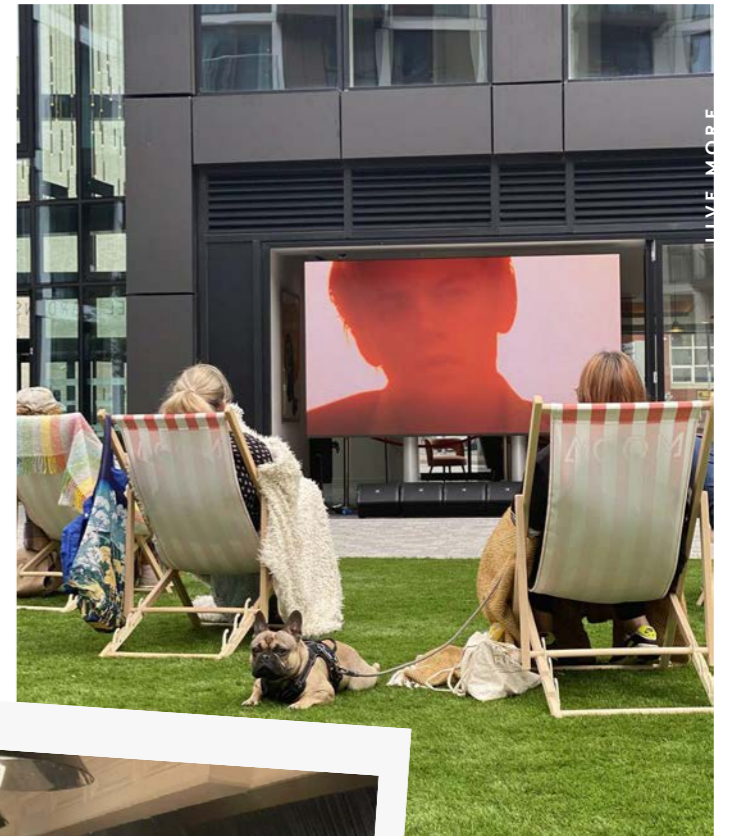


## // EXPERIENCES & EVENTS

Our annual events plan covers everything from running and wine club to outdoor Samsung summer screenings and virtual gin tastings. Working with local independents and global brands we're able to create unique experiences.

## // A FEAST FOR THE SENSES

We're taken haute cuisine to new heights, creating dining experiences for you in your own home. Teaming up with some of the city's best chefs and bars they're on hand for regular partner pop-ups plus the opportunity to book your own chef to host in your apartment or book out the private dining room.



LIVE MORE



*The beating heart of our neighbourhoods, our extensive resident engagement experiences means there's something for everyone in our communities.*



THE LEXINGTON 202-1

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LIVE MORE

// LIVE THE HIGH LIFE

The Lexington is home to 6 penthouse apartments, with a private access roof terrace, featuring unparalleled views of the city and beyond.

I HOPE SOME DAY  
YOU'LL JOIN US.





**MODA**

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Get social

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