

CASA BY MODA
ABBEY COURT

EVERYBODY
HOMES



Casa, Abbey Court is the new place to live in Kirkstall, Leeds.

Nestled perfectly between Kirkstall and Headingley, we offer a selection of 1 - 4-bedroom apartments and townhouses.

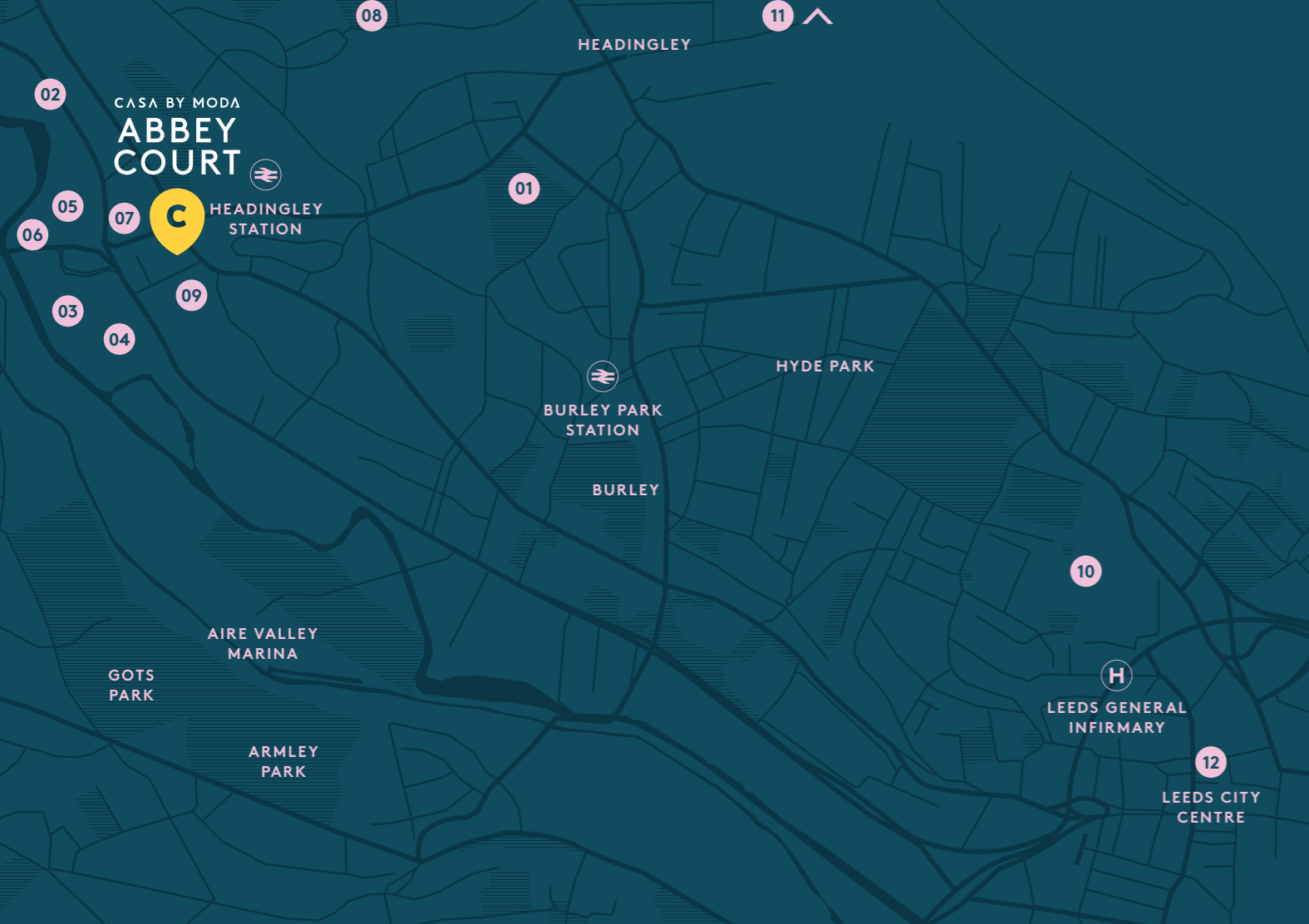
Situated only 2.5 miles from Leeds City Centre, a 2 minute walk to Headingley Train Station and immediately adjacent to several cycle routes into Leeds, Casa, Abbey Court is truly a sustainable place to balance your work and life.

Here at Casa by Moda we provide professionally managed, happy, healthy, safe and sustainable places to live long-term. We are a lifestyle, not a landlord.

Our next generation neighbourhoods are powered by tech with a focus on exceptional customer service and putting wellbeing at the core.

As custodians of the communities we operate in, our aim is to pioneer positive change to the rental market and improve the way people live. We go above and beyond when it comes to improving the way our residents live, creating social, connected communities for the long-term.





Welcome to your neighbourhood.

| | | | | | | | | |
|----|---|--------|----|--------------------------------|--------|----|-------------------------|--------|
| 01 | Yorkshire Cricket Ground & Headingley Stadium | 20 min | 05 | Kirkstall Bridge Shopping Park | 6 min | 09 | Beecroft Primary School | 7 min |
| 02 | Kirkstall Abbey | 15 min | 06 | Kirkstall Bridge Inn | 7 min | 10 | University of Leeds | 8 min |
| 03 | Morrisons | 7 min | 07 | Kirkstall Leisure Centre | 2 min | 11 | Allerton High School | 15 min |
| 04 | Valley Retail Park | 10 min | 08 | Beckett Park | 24 min | 12 | Leeds city centre | 18min |



FOOD & DRINKS

A whole host of top rated restaurants, cafes and bars are on your doorstep in the bustling suburbs of Kirkstall and nearby Headingley.



LEISURE FACILITIES

Enjoy a range of activities at local gyms, Wellnest, Leeds Canoe Club, Milford Rugby Club and British Weight Lifting.

On your doorstep.



TRAVEL LINKS

Travel with ease; several bus stops are available on your doorstep and Headingley train station is less than 10 minutes walk away.

The perfect location for central commuters with the thriving city of Leeds only three miles away.

PARKS & GARDENS

Enjoy the outdoors with friends and family at local Wibsey Park, Kirkstall Abbey or Harold Park and Garden, both located just 5 minutes drive away.



With a focus on service, wellbeing, sustainability and technology, you'll find a range of community events, bookable services and resident offerings included as standard across all Casa by Moda neighbourhoods.



On from day one.



1-4 BED
FAMILY HOMES



QUALITY
DESIGN



PET FRIENDLY
LIVING



MYCASA
APP



SMART
TECHNOLOGY



24/7 RESIDENT
SERVICES



INCLUSIVE
APPLIANCES



ACCESS TO
GREEN SPACE



DEPOSIT
ALTERNATIVE



24/7 MAINTENANCE
REPORTING



SAFE &
SECURE



PARKING
AVAILABLE



UK'S NO.1
RENTAL BRAND



PART OF THE
MODA GROUP



BROADBAND
& SKY PACKAGES



WELLBEING
SERVICES



WELCOME
PACKS



NATIONAL & LOCAL
PARTNERSHIPS



SUBURBAN
LOCATIONS



NEARBY
COMMUTER LINKS



COMMUNITY
EVENTS



SUSTAINABLE
LIVING



EV CHARGING
AVAILABLE



CLOSE TO LOCAL
AMENITIES

Homes created around you.



Casa by Moda starts with your beautiful home. So we've redefined the ordinary to create something truly individual.



Our homes are designed with comfort and space in mind. Think inviting interiors, flexible spaces and access to green space, plus a whole range of inclusive amenities, services and offerings. What more could you want?

We make life easy. Enjoy a range of resident benefits from booking a dog walker, joining organised community events, or monitoring your homes energy efficiency - all available via the MyCasa resident app. Happy, healthy and connected communities that provide a new way of living.

**YOU NAME IT, WE'VE GOT IT,
AND EVERYBODY'S INVITED.**

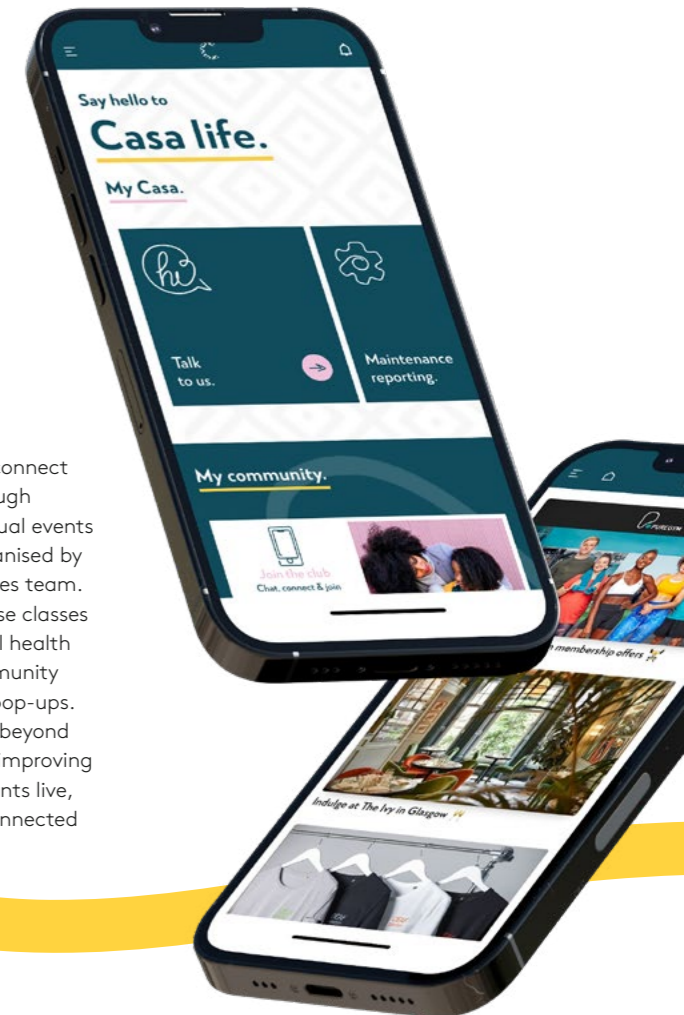


Our neighbourhoods are connected through technology, with in-person and virtual events and activities.

Our neighbourhoods are connected.

We know the importance of connecting our communities - that's why our residents have exclusive access to our MyCasa app.

Connect to our service and maintenance teams 24/7, chat with neighbours on the community forum, or book recommended resident services and community events at the click of a button. We make life easy - the Casa way.



At Casa, we also connect our residents through in-person and virtual events and activities organised by our resident services team. From group exercise classes and virtual mental health webinars, to community picnics and food pop-ups. We go above and beyond when it comes to improving the way our residents live, creating social, connected communities for the long-term.





Homes available.

At Casa, Abbey Court, we have 1, 2 and 3-bedroom apartments, as well as 2, 3 and 4-bedroom townhouses available for rent.

EVERYBODY HOMES IN KIRKSTALL, LEEDS.

1 BED HOMES

| | | |
|------|-----------------|-----------------------------|
| Vivi | 1-bed apartment | Available from October 2024 |
|------|-----------------|-----------------------------|

2 BED HOMES

| | | |
|-------|-----------------------------------|-----------------------------|
| Olivo | 2-bed, 3 storey townhouse | Available from July 2024 |
| Aliso | 2-bed apartment (range of styles) | Available from October 2024 |
| Migo | 2-bed, 4 storey townhouse | Available from October 2024 |

3 BED HOMES

| | | |
|---------|-----------------|-----------------------------|
| Palmero | 3-bed apartment | Available from October 2024 |
|---------|-----------------|-----------------------------|

4 BED HOMES

| | | |
|-------|---------------------------|--------------------------|
| Cedro | 4-bed, 3-storey townhouse | Available from July 2024 |
|-------|---------------------------|--------------------------|

Find your Casa home.



Different home types will be available at different stages of the development process. Our leasing teams will be on hand to help, to ensure you find your perfect Casa home.

| | | |
|----------------|------------------------------|--|
| PHASE 1 | Available from July 2024. | Phase 1 provides Olivo and Cedro townhouses, which are available to move in from July 2024. |
| PHASE 2 | Available from October 2024. | From October 2024, phase 2 will provide Vivi, Aliso and Palmero apartments, as well as Olivo and Migo townhouses. |
| PHASE 3 | Available from Summer 2025. | Vivi and Aliso apartments will be available, with further information and specifications for Phase 3 to be released in 2025. |
| PHASE 4 | To be announced in 2025. | Phase 4 will provide a mix of Ventur and Cedro townhouses, as well as a range of Aliso apartments. Further information and specifications will be released mid 2025. |
| PHASE 5 | To be announced in 2025. | A range of Aliso apartments, as well as Ventur and Cedro townhouses will be available in phase 5. Further information and specifications will be released mid 2025. |
| PHASE 6 | To be announced in 2025. | Phase 6 offers a range of Aliso apartments, as well as Ventur and Cedro townhouses. Further information and specifications will be released late 2025. |

Vivi









ONE BED APARTMENT

Stunning one bedroom apartment, a large open plan wow factor living kitchen includes lots of storage and generous bathroom. The double bedroom includes large windows and built-in wardrobe space. This is a very light and beautifully appointed apartment.



Floorplan

VIVI 1 FLOORPLANS

-  1 Bed
-  1 Bathroom
-  Quality appliances
-  Open plan living
-  Enquire for parking
-  Ample storage
-  MyCasa App
-  Renewable energy

Total area
(GIA)
57.6m²

ROOM DIMENSIONS*

| | |
|-----------------------|--------------|
| Living/Kitchen/Dining | 6.86 x 5.11m |
| Bedroom | 4.25 x 3.68m |
| Bathroom | 2.30 x 1.93m |
| Hallway | 1.93 x 1.58m |

*Please note, whilst we do our best to provide accurate measurements, room sizes could vary as a result of the construction phase.

Aliso 1









TWO BED APARTMENT

A large wow factor apartment with light, bright windows. The Aliso 1 apartment has a large open plan living kitchen, two double bedrooms, en suite and house bathroom. Perfect for up-starters and down sizers.



Floorplan

ALISO 1 FLOORPLANS

-  2 Bed
-  2 Bathroom
-  Quality appliances
-  Open plan living
-  Enquire for parking
-  Ample storage
-  MyCasa App
-  Renewable energy

Total area
(GIA)
72m²

ROOM DIMENSIONS*

| | |
|-----------------------|--------------|
| Living/Kitchen/Dining | 6.55 x 4.71m |
| Bedroom 1 | 4.68 x 2.74m |
| Bedroom 2 | 4.17 x 3.00m |
| En-Suite | 2.68 x 0.90m |
| Bathroom | 2.15 x 1.98m |
| Hallway | 3.16 x 2.21m |

*Please note, whilst we do our best to provide accurate measurements, room sizes could vary as a result of the construction phase.

Aliso 2









TWO BED APARTMENT

A large light and bright apartment. The Aliso 2 apartment has a large open plan living kitchen area with large windows to flood the room with natural light and spacious dining area. There are two spacious double bedrooms, en suite and house bathroom.



Floorplan

ALISO 2 FLOORPLANS

-  2 Bed
-  2 Bathroom
-  Quality appliances
-  Open plan living
-  Enquire for parking
-  Ample storage
-  MyCasa App
-  Renewable energy

ROOM DIMENSIONS*

| | |
|-----------------------|--------------|
| Living/Kitchen/Dining | 6.20 x 4.38m |
| Bedroom 1 | 4.12 x 3.76m |
| En-suite | 2.43 x 0.90m |
| Bedroom 2 | 3.98 x 2.71m |
| Bathroom | 2.15 x 1.93m |
| Hallway | 2.13 x 2.01m |

Total area
(GIA)
69m²

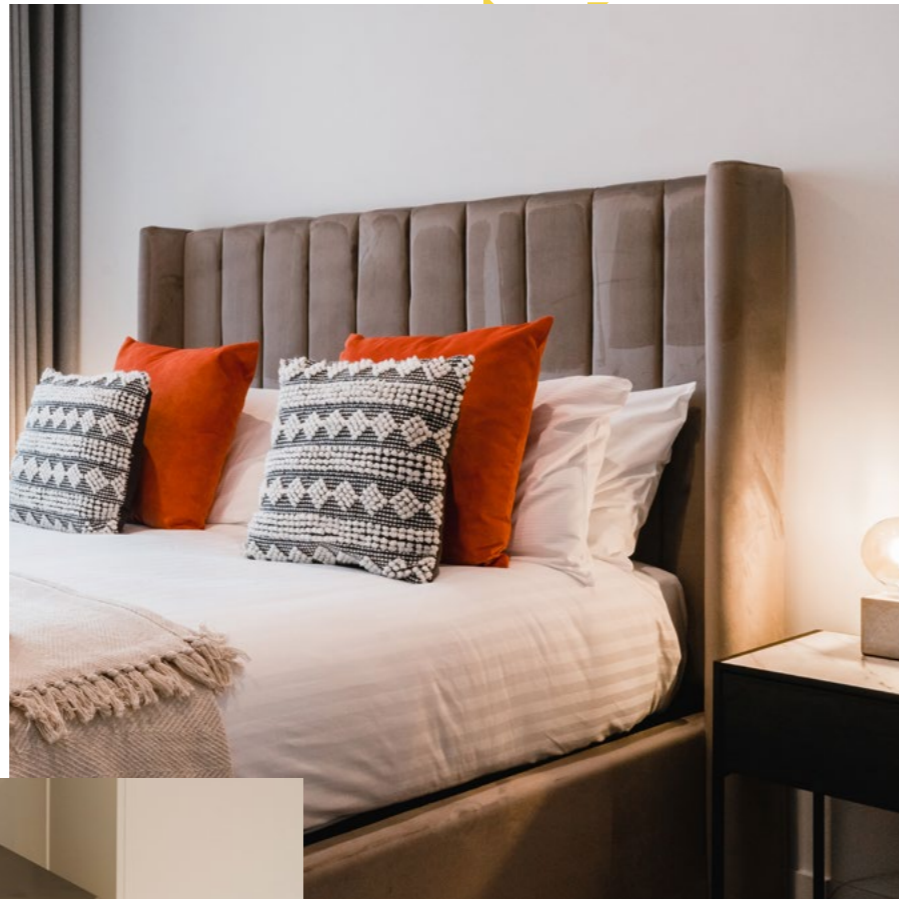
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Migo

TWO BED, FOUR STOREY TOWNHOUSE

The perfect two bedroom town house with private roof terrace. The ground floor includes large open plan kitchen living with feature bay window, the first and second floor have double bedrooms including en suite bathrooms.

The main event includes a large paved terrace with views of Horsforth and beyond, this house is a real wow.



Ground floor



Second floor



First floor












Third floor

MIGO FLOORPLANS

ROOM DIMENSIONS

| Ground Floor | First Floor | Second Floor |
|-----------------------------------|------------------------|------------------------|
| Living/Kitchen/Dining 6.0 x 3.03m | Bedroom 1 4.98 x 3.04m | Bedroom 2 3.98 x 3.04m |
| W/C 1.53 x 0.90m | En-Suite 2.88 x 1.91m | Bathroom 2.86 x 0.0m |
| Hallway 1.86 x 1.67m | Hallway 2.04 x 1.91m | Hallway 5.01 x 1.91m |
| | Third Floor | |
| | Hallway 3.80 x 0.88m | |

Total area (GIA) 85.1m²

-  2 Bed
-  3 Bathrooms
-  Quality appliances
-  Open plan living
-  Enquire for parking
-  Ample storage
-  MyCasa App
-  Roof terrace
-  Renewable energy



*Please note, whilst we do our best to provide accurate measurements, room sizes could vary as a result of the construction phase.



SPACE TO BE YOU

Find your happy place

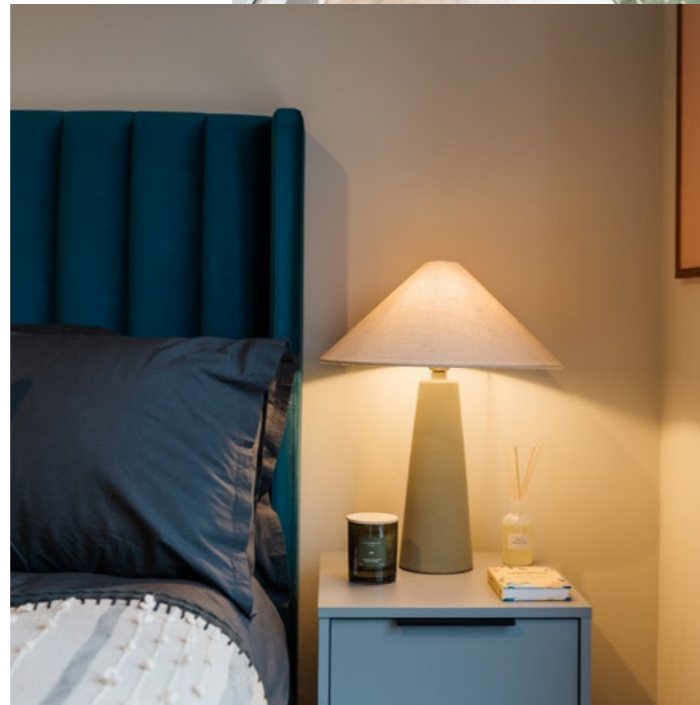
All our homes have spacious living and dining areas,
perfect for a night on the sofa, or entertaining guests.

Olivo

TWO BED, THREE STOREY TOWNHOUSE

A generous two bedroom town house with large open plan living kitchen and two double en suite bedrooms arranged over three floors.

This stunning town house has large windows and high ceilings, flooding the space with light. The perfect home for up-starters, down sizers, couples and sharers.



- 2 Bed
- 3 Bathrooms
- Quality appliances
- Open plan living
- Enquire for parking
- Ample storage
- MyCasa App
- Renewable energy



Ground floor



First floor



Second floor

ROOM DIMENSIONS

Ground Floor

| | |
|-------------------------|--------------|
| Living /Kitchen /Dining | 6.57 x 3.00m |
| W/C | 1.53 x 0.90m |
| Hallway | 1.86 x 1.38m |

First Floor

| | |
|-----------|--------------|
| Bedroom 1 | 4.95 x 3.02m |
| En-Suite | 2.87 x 1.89m |
| Hallway | 2.02 x 1.89m |

Second Floor

| | |
|-----------|--------------|
| Bedroom 2 | 4.95 x 3.02m |
| Bathroom | 2.15 x 1.93m |
| Hallway | 2.96 x 1.89m |

Total area
(GIA)
79.71m²









Palmero

THREE BED APARTMENT

A generously sized three bedroom apartment with unique curved wall. This fantastic home features a generous open plan living kitchen space with with an additional storage and utility space.

Featuring a master bedroom with en suite, generous double bedroom and an additional single bedroom, which could also be used as an office.



-  3 Bed
-  3 Bathrooms
-  Quality appliances
-  Open plan living
-  Enquire for parking
-  Ample storage
-  MyCasa App
-  Renewable energy

*Please note, whilst we do our best to provide accurate measurements, room sizes could vary as a result of the construction phase.



Floorplan

PALMERO FLOORPLANS

Total area
(GIA)
85.1m²

ROOM DIMENSIONS*

| | |
|-----------------------|--------------|
| Living/Kitchen/Dining | 7.13 x 4.15m |
| Bedroom 1 | 3.85 x 3.71m |
| En-suite | 2.65 x 1.55m |
| Bedroom 2 | 3.60 x 2.95m |
| Bedroom 3 | 3.60 x 2.44m |
| Bathroom | 2.30 x 1.95m |
| Hallway | 5.31 x 1.80m |










Cedro

FOUR BED, THREE STORY TOWNHOUSE

This wonderful four bedroom home is arranged over three floors with flexible space for couples or families.

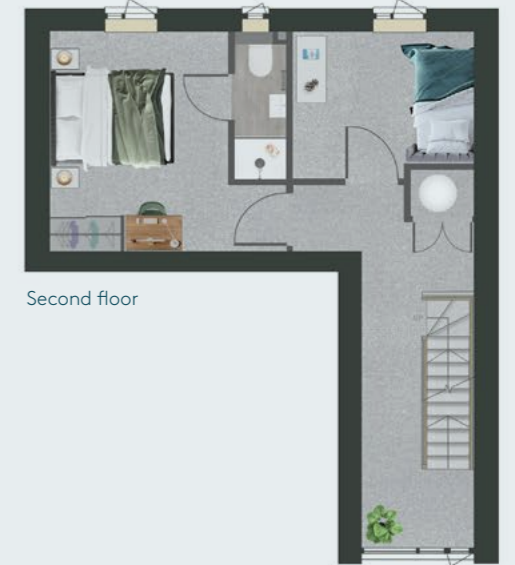
The ground floor features a large open plan living space with light, bright windows looking onto your private garden. Plus, a kitchen island and room for a dining table.



-  4 Bed
-  3 Bathrooms
-  Quality appliances
-  Open plan living
-  Enquire for parking
-  Ample storage
-  MyCasa App
-  Fenced garden
-  Renewable energy



Ground floor



Second floor



First floor

Total area
(GIA)
112.7m²

CEDRO FLOORPLANS

ROOM DIMENSIONS

Ground Floor

| | |
|----------------|--------------|
| Kitchen/Dining | 7.27 x 3.79m |
| W/C | 1.61 x 0.90m |
| Hallway | 4.78 x 1.94m |

First Floor

| | |
|-----------|--------------|
| Bedroom 1 | 3.79 x 3.07m |
| En-Suite | 2.54 x 0.90m |
| Bedroom 2 | 3.15 x 2.54m |
| Hallway | 6.00 x 1.94m |

Second Floor

| | |
|-----------|--------------|
| Bedroom 3 | 3.79 x 2.78m |
| Bathroom | 2.54 x 1.93m |
| Bedroom 4 | 2.54 x 2.39m |
| Hallway | 6.00 x 1.94m |

Casa is part of Moda Group
- the UK's leading developer
and operator of high-quality
homes for rent.



MODA

Moda is creating next generation neighbourhoods in cities and commuter hubs across the UK.

With a growing pipeline of 24,000+ homes located in key cities and masterplans across the UK, we are leading the way.

Since inception we've continued to push the boundaries of style, service and innovation to craft considered, inclusive residential communities.

We are the
UK's number 1
rental brand.

CASA
BY MODA

CASABYMODA.COM

f @casalife.moda