

CASA BY MODA  
ABBAY 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.

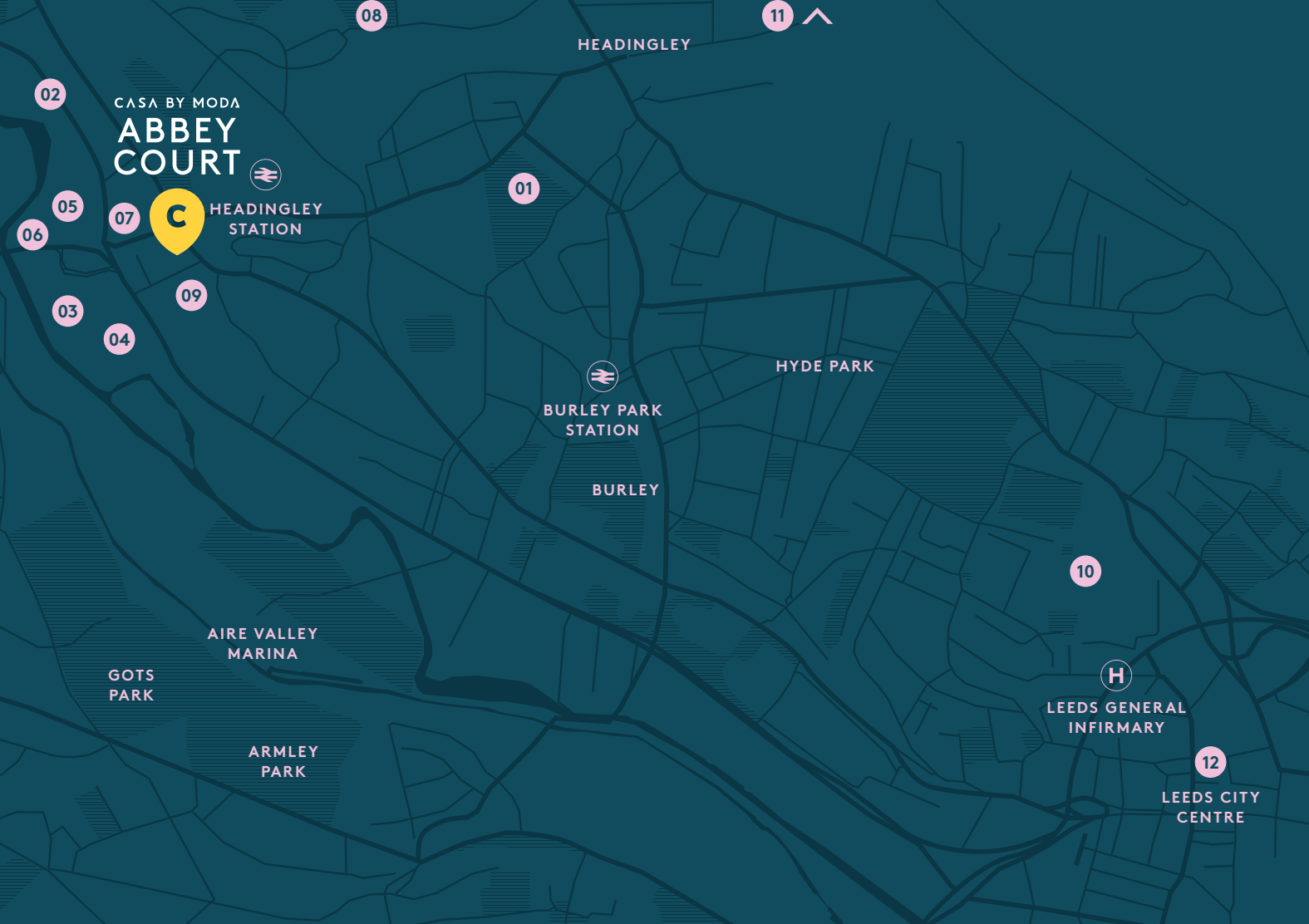
Here at Casa by Moda we provide professionally managed, happy, healthy, safe and sustainable places to live long-term. We are a lifestyle, not a landlord.

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.**



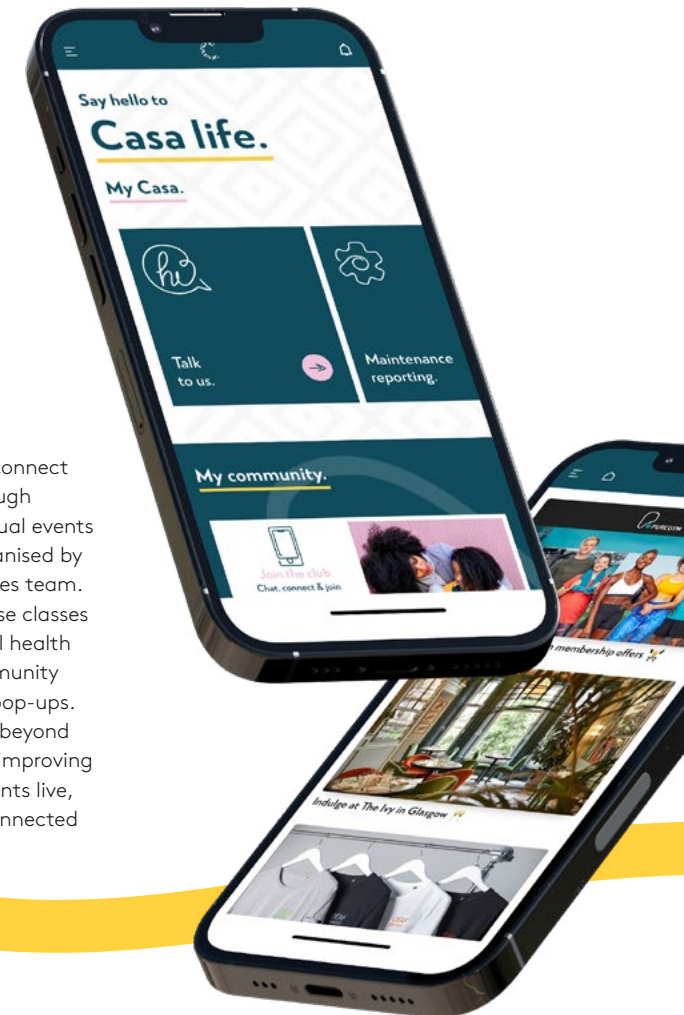


Our neighbourhoods are connected through technology, with in-person and virtual events and activities.

# 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 November 2024 |
|------|-----------------|------------------------------|

### 2 BED HOMES

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

### 3 BED HOMES

|         |                           |                              |
|---------|---------------------------|------------------------------|
| Palmero | 3-bed, 3 storey townhouse | Available from November 2024 |
|---------|---------------------------|------------------------------|

### 4 BED HOMES

|       |                           |                               |
|-------|---------------------------|-------------------------------|
| Cedro | 4-bed, 3-storey townhouse | Available from September 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.

|                |                              |  |
|----------------|------------------------------|--|
| <b>PHASE 1</b> | Available from July 2024.    | Phase 1 provides Olivo and Cedro townhouses, which are available to move in from <b>September 2024</b> .   |
| <b>PHASE 2</b> | Available from October 2024. | From <b>November 2024</b> , phase 2 will provide Vivi, Aliso and Palmero apartments, as well as Olivo and Migo townhouses.   |
| <b>PHASE 3</b> | Available from Summer 2025.  | Vivi and Aliso apartments will be available, with further information and specifications for Phase 3 to be released in 2025.   |
| <b>PHASE 4</b> | 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. |
| <b>PHASE 5</b> | 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.  |
| <b>PHASE 6</b> | 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.               |





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.

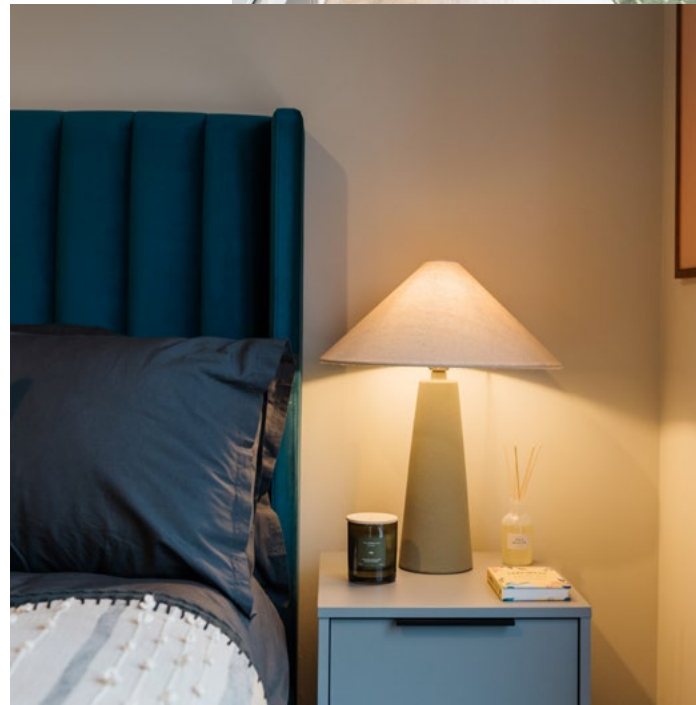


# Olivo

## 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.



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)  
79.71m<sup>2</sup>

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












# 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



### 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**