

CASA BY MODA  
NORTH VALLEY

UNBOX  
A NEW  
WAY TO  
RENT







# NO ORDINARY RENTING

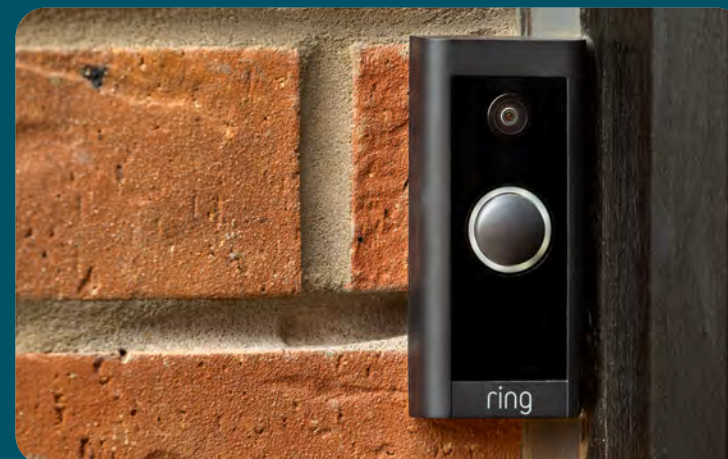
Stylish 2- & 3-bedroom houses, situated in a brand new neighbourhood in New Basford, Nottingham, with Basford tram stop just a 10-minute walk away and direct routes into the city centre. Homes are designed to a high specification, complete with allocated parking spaces, access to green space, smart technology, integrated appliances and superfast broadband...all included in your rent. Did we mention you can even bring your pets?

EXPERIENCE A NEW WAY  
OF RENTING.



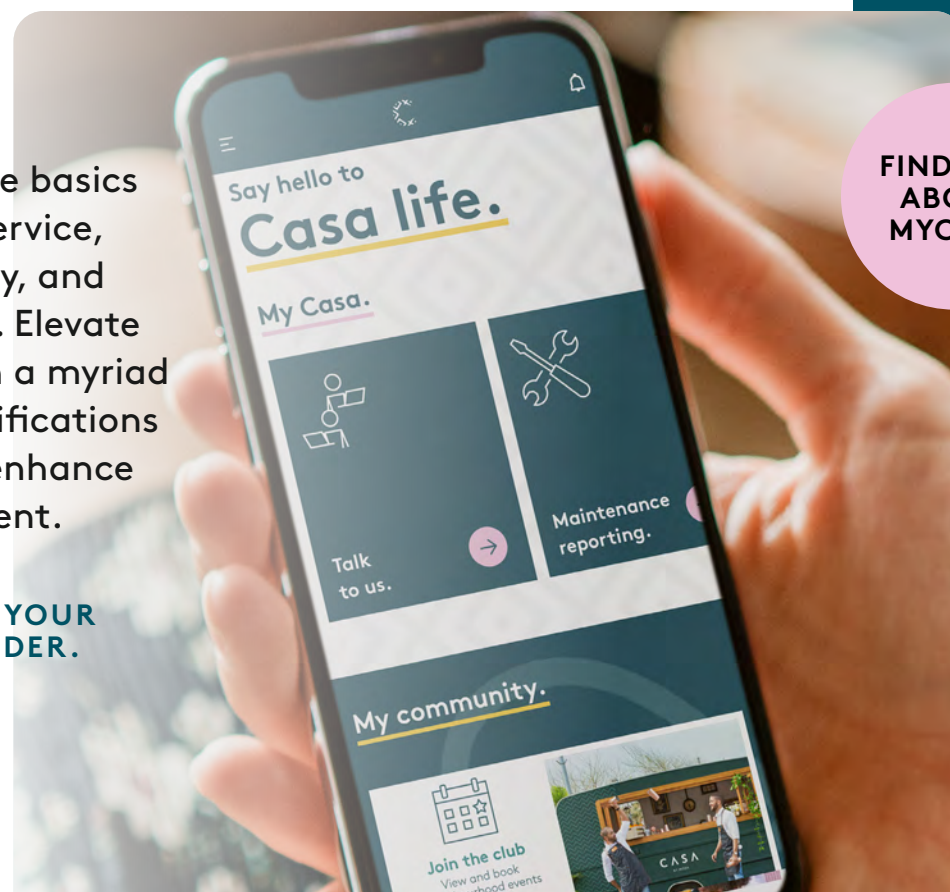


# MORE THAN JUST A ROOF



Embrace a life beyond the basics with an emphasis on service, wellbeing, sustainability, and cutting-edge technology. Elevate your home experience with a myriad of luxurious in-home specifications designed to effortlessly enhance your living environment.

**WE'RE DIFFERENT THAN YOUR  
TYPICAL RENTAL PROVIDER.**



**FIND OUT  
ABOUT  
MYCASA**

Highly EPC-rated homes provide smart technology features that adapt to your daily routine and keeps your bills low, including smart thermostats and Utopi home sensors. Homes also feature Air Source Heat Pumps or Solar PV panels, plus EV chargers.

High specification home fittings including integrated Samsung kitchen appliances, washer/dryer combo, quality worktops, luxury tiling and large bathroom mirrors.

Ample access to outdoor space, with range of homes offering either gardens with secure enclosed fencing, outdoor patio areas or front lawns, with additional front and rear external lighting.

Creating safer communities through our pedestrian-led streets, smart video door bells and home security alarms as standard.

50MBPS broadband from the moment you get your keys and the MyCasa app allowing you to report service and maintenance requests 24/7, chat with neighbours on the community forum, or book recommended resident services and seasonal community events at the click of a button.



# YOUR SERVICES & PERKS



VIEW OUR  
CASA  
PARTNERS

## National & local partnerships

Get discounted perks with our Casa partners. Including 20% off MYNDUP; access to on-demand mental health services, including counsellors, life coaches and psychiatrists. Or get 6 month's free access to over 600 on-demand fitness classes, available via the FiiT app in the comfort of your own home. Preferential TV packages are available with Sky, as well as many discounts at some of our favourite food and retail partners including Moda+Co.

MYNDUP

THE IVY

FiiT

sky



MODA  
+ CO

THE ALCHEMIST



## Deposit alternatives

No need to pay for a full month's rent! Our partnership with Flatfair offers deposit alternatives, from as little as one week's rent.



## Resident services

Our in-house team are on hand to support with any requests or queries through the app, email or phone.



## MyCasa app

Chat on the community forum, join seasonal events, or check out local and national partnerships. It's all here in the app.



## Broadband upgrades

Superfast broadband is already included, and you can upgrade at any time with our select partner to increase your speed, with exclusive rates available.



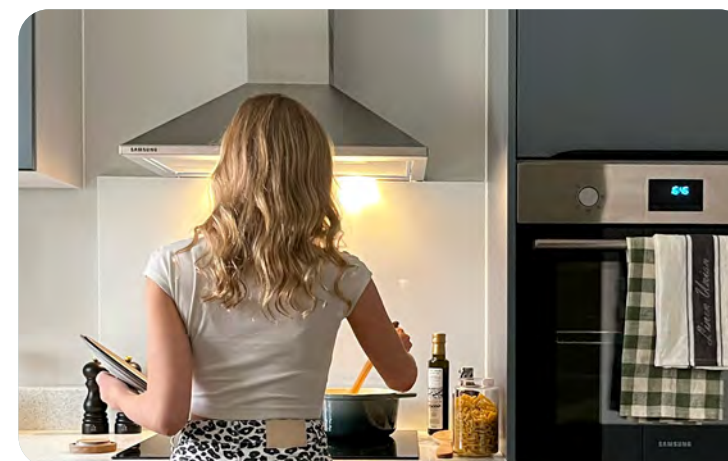
## Property maintenance

Our in-house maintenance team are on hand to help with routine maintenance requests, with additional 24/7 support whenever you need.



## Pet friendly

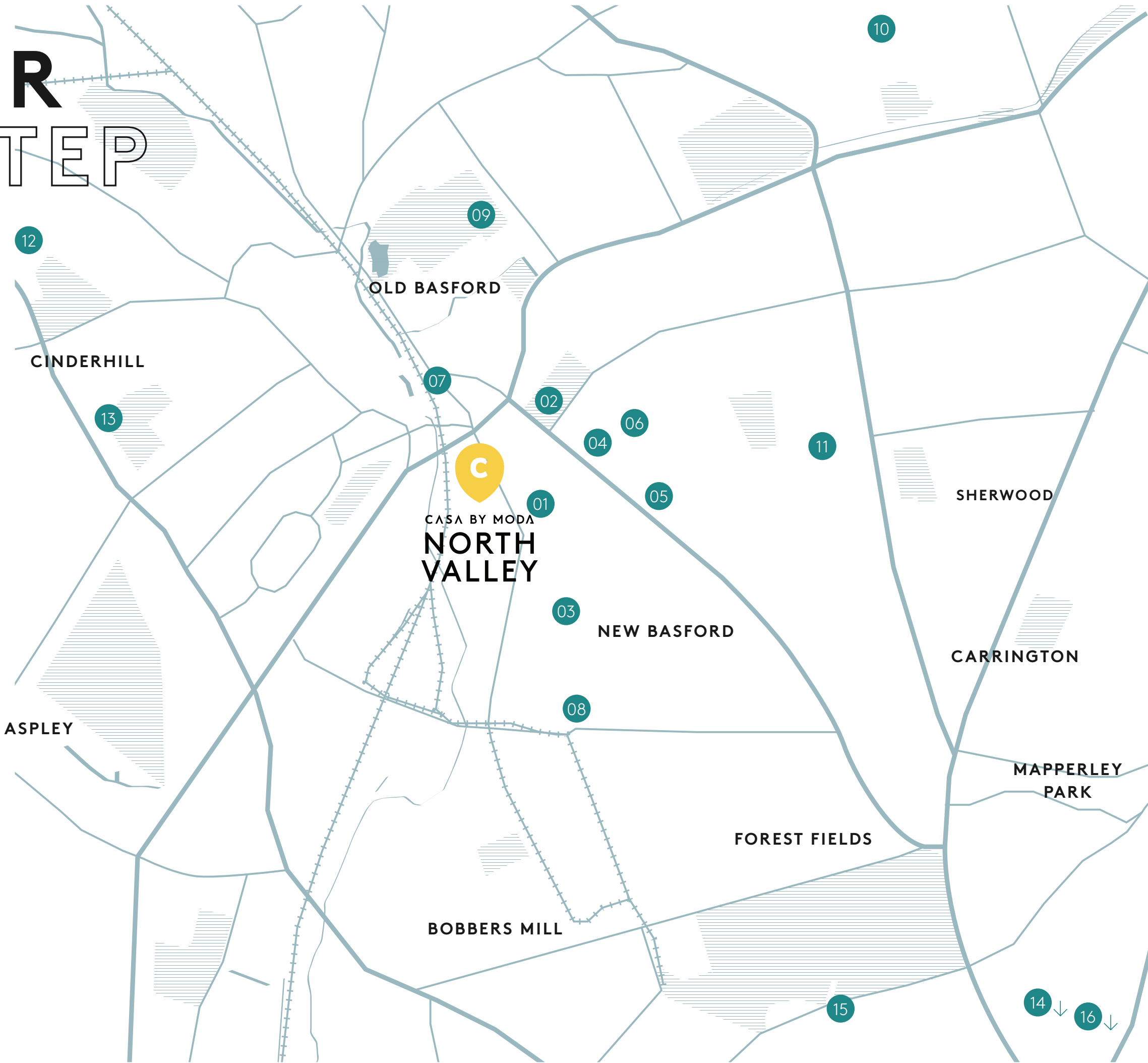
We love to meet your pets! All homes are pet friendly as standard.



# ON YOUR DOORSTEP

01	Zulu Road Medical Centre	1 min
02	Perry Road Bus Stop	3 min
03	Djangoly Northgate Academy	6 min
04	Aldi	6 min
05	PureGym	7 min
06	Sainsburys	8 min
07	Basford Tram Stop	10 min
08	Nottingham Climbing Centre	13 min
09	Vernon Park Sports Pavilion	5 min
10	Nottingham City Hospital	4 min
11	Robin Hood Gymnastics	5 min
12	Nottingham College	6 min
13	MyDentist Nuthall Road	6 min
14	Nottingham City Centre	9 min
15	Nottingham High School	9 min
16	Nottingham Trent University	9 min

The best of both worlds. Located on the outskirts of the city centre, with excellent bus and tram links within a 10 minute walk, giving you direct access to the hustle and bustle of Nottingham, whilst being close to amenities, parks and leisure facilities.





# FIND YOUR CASA

We've redefined the ordinary to create something truly individual, to suit the needs of all modern-day suburban renters.

CASA BY MODA STARTS  
WITH YOU.

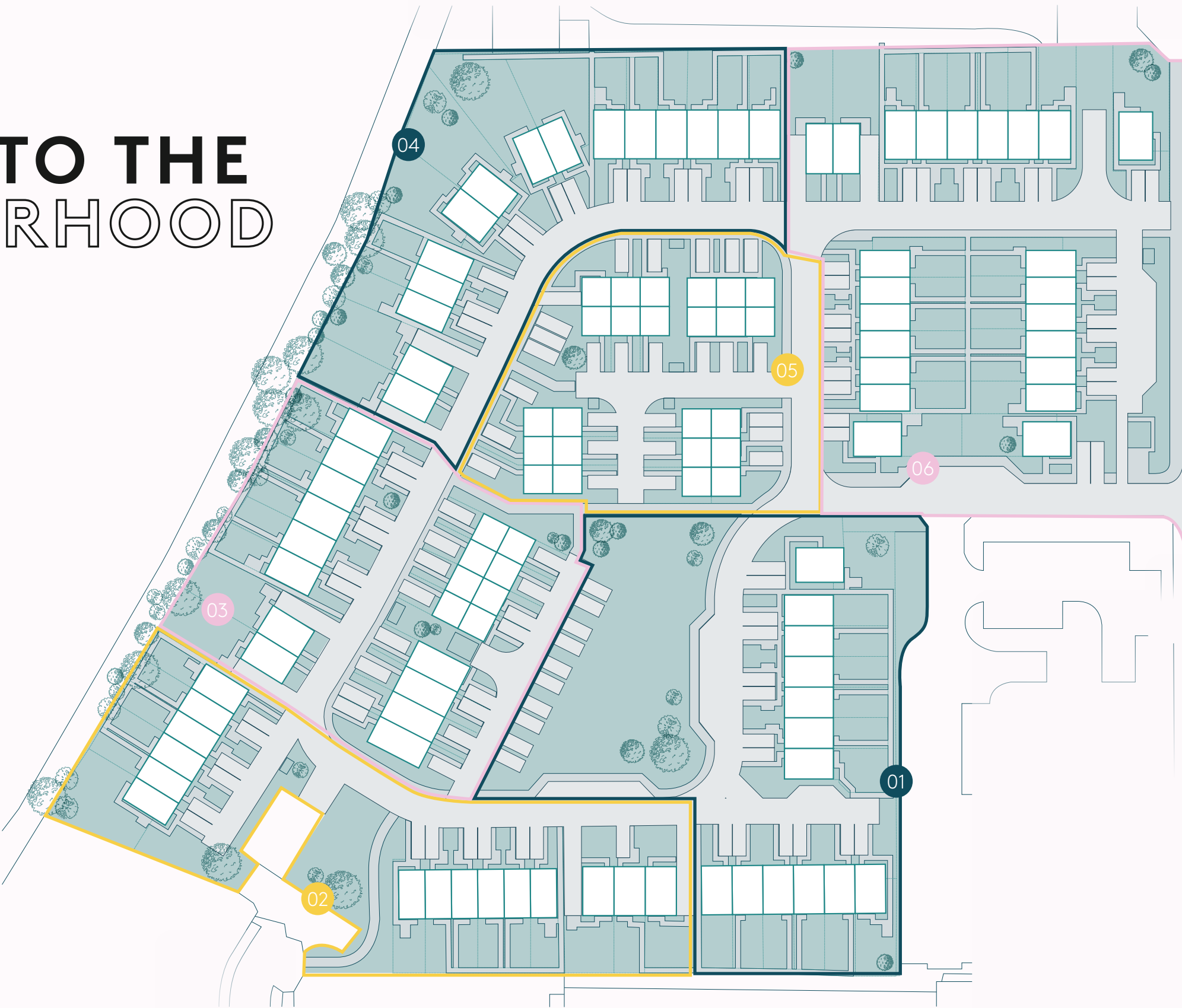




# WELCOME TO THE NEIGHBOURHOOD

We've designed our neighbourhoods with you in mind; beautiful landscaping, central green space and connected pathways giving generous spaces between homes. Our goal is to make sure you feel right at home in a friendly and welcoming environment where you can truly get to know your neighbours.

**NORTH VALLEY -  
LOCATED NORTH OF  
NOTTINGHAM, ADJACENT TO  
THE RIVER LEEN GREENWAY.**



**PHASE 01**

Available from July 2025.  
Offers 3-bedroom terraced and detached homes.

**PHASE 02**

Available from July 2025.  
Provides 2- and 3-bedroom terraced homes.

**PHASE 03**

Available late 2025.  
Provides 2-bedroom, 3-storey townhouses, and additional 3-bedroom terraced homes.

**PHASE 04**

Available from early 2026.  
Provides 2- and 3-bedroom semi-detached and terraced homes.

**PHASE 05**

Available from Spring 2026.  
Offers 2-bedroom, 3-storey townhouses only.

**PHASE 06**

Available late 2026.  
Provides 2- and 3-bedroom terraced, semi-detached and detached homes, including townhouses.



INTRODUCING OUR

# 2-BED HOUSES

With two different layouts to choose from, our 2-bedroom homes are available in a range of terraced and semi-detached options.

Featuring top-of-the-range appliances, flexible living spaces and generously sized bedrooms.


The spacious main bedroom has ample space for a king-size bed and provides fitted wardrobes with mirrored doors for ample storage. Large windows allow for plenty of light, complete with blackout blinds for restful nights.

Bathrooms are quality by design - complete with deluxe bath or shower, chrome fittings, ceramic tiling, large mirror and heated towel radiator.



 2 Bedrooms

 1+ Bathrooms

 Samsung appliances

 Open plan living

 Parking included

 Ample storage

 MyCasa App

 Energy efficient

 Townhouse available



# CHOOSE YOUR 2-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



T1 HOUSE TYPE



LIVORNO HOUSE TYPE





INTRODUCING OUR

# 3-BED HOUSES






Our 3-bedroom homes come in two different layouts, and are available in terraced, semi-detached or detached styles.





With generous large living, kitchen and dining spaces, there’s plenty of extra room to wind down or entertain.

The main bedrooms comfortably accommodate king-size beds and include fitted wardrobes with mirrored doors, for extra storage. Large windows let in plenty of natural light, with quality blackout blinds included. Detached homes also offer an en-suite in the main bedroom.

The main bathroom is finished with ceramic tiling, deluxe bath with an overhead shower, chrome fittings, large wall mirror and heated towel radiator.

Each home includes a private, enclosed garden with patio area - ideal for enjoying time with family, friends or pets.

-  3 Bedrooms
-  1+ Bathrooms
-  Samsung appliances
-  Open plan living
-  Parking included

-  Ample storage
-  MyCasa App
-  Energy efficient
-  Outdoor space





# CHOOSE YOUR 3-BED HOUSE

Home layouts and sizes may vary subject to chosen plot. For plot specific details such as colours and dimensions, please consult the reservations team.



T2 HOUSE TYPE



3B HOUSE TYPE





“Casa by Moda could not have been more helpful. The staff that helped us make this happen were incredible. From the day we got the keys to now they have been nothing but helpful.

Our home is perfect and we are so glad that we chose to live here.

Ross (and family), Casa resident

# MAKING THE MOVE

We can't wait to welcome you to North Valley and show you around our Casa homes!

We have viewing appointments available to suit to ensure you have the best experience exploring our offering. Don't hesitate - book your viewing online or by emailing us today and let's get you moving!

**CASABYMODA.COM**  
**@casalife.moda**

**northvalley@casa.moda**  
**0300 124 0405**

**THIS IS RENTING...  
BUT SO MUCH BETTER.**

FIND OUT  
MORE

