

CASA BY MODA  
AT  
TULACH

UNBOX  
A NEW  
WAY TO  
RENT





# NO ORDINARY RENTING

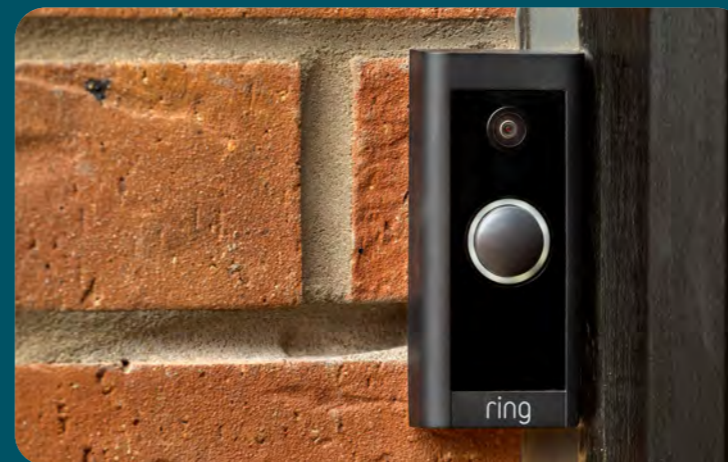
Beautiful 2, 3 and 4 bedroom homes, situated in a brand new neighbourhood in Pemberton, Wigan, just 45 minutes away from both Liverpool and Manchester. Houses designed to a high specification, complete with allocated parking spaces and private gardens, smart technology, integrated appliances and superfast broadband... all included in your rent. Did we mention you can even bring your pets?

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



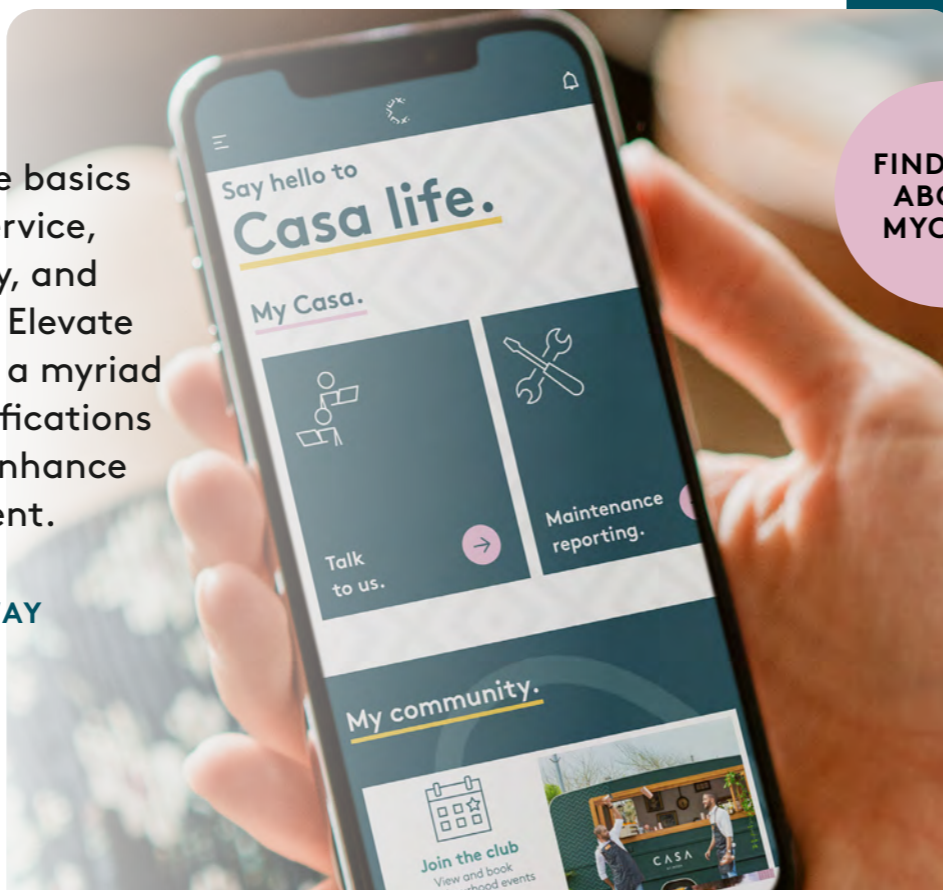
REQUEST  
A SHOW  
ROUND

# 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.

**EXPERIENCE A NEW WAY OF RENTING.**



**FIND OUT ABOUT MYCASA**

EPC rated-B homes provide smart technology features that adapt to your daily routine and keeps your bills low, including solar panels, smart thermostats, USB plug sockets, Utopi smart sensors and EV chargers.

Triple glazed windows ensure soundproofing and energy efficiency. Most homes provide floor to ceiling windows, flooding rooms with natural light.

High specification home fittings including integrated appliances, white goods, quality worktops, luxury tiling, mirror fittings and ambient lighting.

Large gardens with patio area perfect for playing, entertaining and relaxing with high secure fencing and external lighting, plus outdoor tap.

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

VIEW OUR  
CASA  
PARTNERS

# YOUR SERVICES & PERKS



## 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. Discounted TV packages including Sky Q. As well as many discounts at some of our favourite food and retail partners.

MYNDUP

THE IVY

fiit

sky



THE ALCHEMIST



### Deposit alternatives

No need to pay a full month's rent! Take a deposit scheme through our partner Flatfair and you can pay just one week's rent as insurance.



### Resident services

We have a customer service team on hand to support through the app, email or pick up the phone.



### MyCasa app

Log maintenance, book a local service or connect with other residents on the community forums.



### Property maintenance

Our maintenance team are on hand to help with urgent issues or maintenance to key items in the home like utilities and fittings.



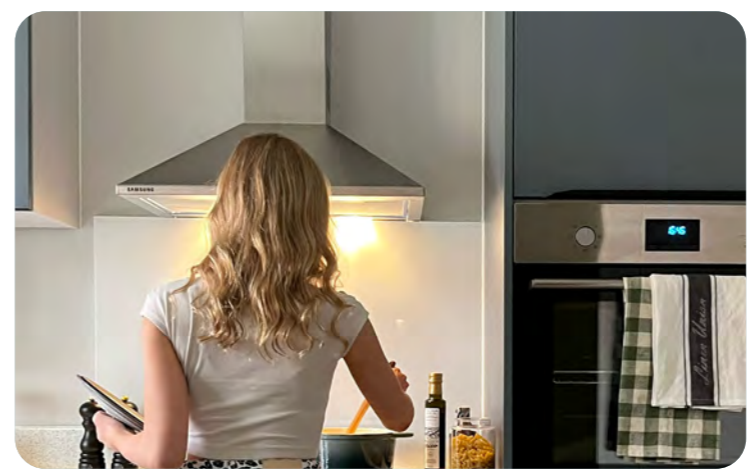
### Pet friendly

Bring your dog, cat or bird, we're pet friendly.



### Wi-Fi upgrades

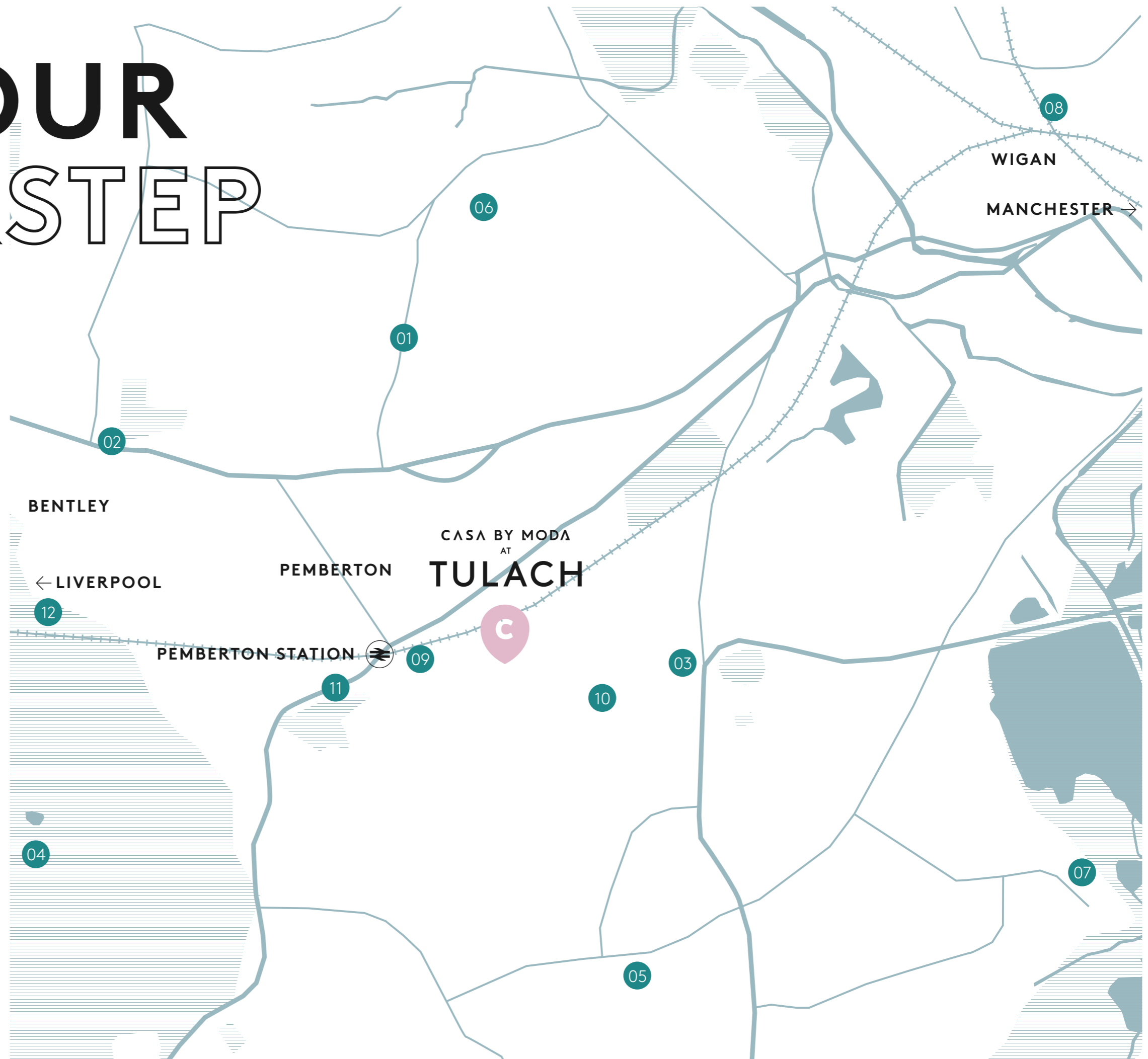
Superfast broadband is already included, and you can increase your speed with exclusive rates by upgrading with our select partner.



# ON YOUR DOORSTEP

- 01 Sherwood Drive bus stop 16 min
- 02 The Old Bank coffee bar 5 min
- 03 Winstanley Warriors FC 8 min
- 04 Winstanley Hall 5 min
- 05 Maurus Bridge primary school 4 min
- 06 Westfield primary school 5 min
- 07 Hawley Hall high school 6 min
- 08 Wigan town centre 7 min
- 09 Pemberton train station 11 min
- 10 Primrose Farm dining and carver 2 min
- 11 Little Foxes Nursery 5 min
- 12 Orrell water park 8 min

The best of both worlds, located on the outskirts of the city centre, with excellent transport links giving you direct access to the hustle and bustle of both Manchester and Liverpool, whilst being close to green space with fantastic local walks, parks and nature.



# 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.



REQUEST A SHOW ROUND



# WELCOME TO THE NEIGHBOURHOOD

We've designed our neighbourhoods with you in mind. Two allocated parking spaces, well-lit, safe streets with greenery perfect for a leisurely stroll, beautiful landscaping and interconnected pathways giving generous spaces between the homes and communal green spaces for the family to enjoy including a play park.

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 community.

**TULACH - MEANING  
'A GREEN PLACE  
ON A HILLSIDE'.**



## PHASE 01

Available from December 2024.

Provides Amili, Nesta, Alma and Alto houses.

## PHASE 02

Available from Spring 2025.

Provides Nesta, Ventur and Alma house types.

## PHASE 03

Available move in dates to be confirmed.

Provides a range of Amili, Nesta, Ventur and Alma houses.

## PHASE 04

Available move in dates to be confirmed.

Provides a mix of Nesta, Alma and Alto houses.

## PHASE 05

Available move in dates to be confirmed.

Further Nesta, Alto and Alma houses will be available.

## PHASE 06

Available move in dates to be confirmed.

Provides final Amili houses, plus Nesta and Ventur houses.

## PHASE 07

Available move in dates to be confirmed.

The final phase providing Nesta, Alma and Alto houses.

# AMILI

## Our two bed house type

This bright and inviting two-bedroom home offers an abundance of space and comfort.

The ground floor boasts a generous kitchen with a dedicated dining area, along with a convenient combined utility room and guest WC. The expansive living room opens seamlessly onto a private, enclosed garden - perfect for relaxation and entertaining.

Upstairs, you'll find two spacious double bedrooms and a well-appointed family bathroom.



2 Bed



Ample storage



1 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



Open plan living



Renewable energy



Parking included





# YOUR AMILI HOME



## AMILI 1 — ROOM DIMENSIONS

### Ground Floor

Kitchen	3.3 x 3.11 m
Living/Dining	4.34 x 3.43 m

### First Floor

Bedroom 1	4.35 x 2.6 m
Bedroom 2	3.3 x 2.52 m
Bathroom	1.98 x 2.76 m



# NESTA

## Our three bed house types

This spacious three-bedroom home, thoughtfully arranged over two floors and available in a variety of styles, is designed to suit a range of lifestyles.

The ground floor features bright, airy living spaces with a high-quality kitchen and dining area, complemented by a welcoming hallway and a convenient combined WC and utility room.

Upstairs, the first floor offers a well-appointed family bathroom and three generously sized bedrooms. The main bedroom includes either a built-in wardrobe or a private dressing room, with select homes featuring en-suite bathrooms for added luxury.



3 Bed



Ample storage



2 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



Open plan living



Renewable energy



Parking included



# CHOOSE YOUR NESTA

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.



## NESTA 1 — ROOM DIMENSIONS

### Ground Floor

Kitchen	3.86 x 3.11 m
Living/Dining	4.9 x 3.45 m

### First Floor

Bedroom 1	4.91 x 2.55 m
Bedroom 2	2.71 x 2.57 m
Bedroom 3	2.1 x 2.57 m
Bathroom	1.98 x 2.76 m



## NESTA 2 — ROOM DIMENSIONS

### Ground Floor

Kitchen	4.91 x 3.11 m
Living/Dining	3.86 x 3.11 m

### First Floor

Bedroom 1	4.91 x 2.55 m
Bedroom 2	2.71 x 2.57 m
Bedroom 3	2.1 x 2.57 m
Bathroom	1.98 x 2.76 m

# CHOOSE YOUR NESTA

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.



**NESTA 3 — ROOM DIMENSIONS**

Ground Floor		First Floor	
Kitchen	3.86 x 3.62 m	Bedroom 1	2.97 x 4.91 m
Living/Dining	4.91 x 3.62 m	Bedroom 2	2.71 x 3.16 m
		Bedroom 3	2.1 x 3.61 m
		Bathroom	1.98 x 2.76 m



**NESTA 4 — ROOM DIMENSIONS**

Ground Floor		First Floor	
Kitchen	3.86 x 3.62 m	Bedroom 1	4.91 x 2.97 m
Living/Dining	4.91 x 3.62 m	Bedroom 2	2.71 x 3.16 m
		Bedroom 3	2.1 x 3.61 m
		Bathroom	1.98 x 2.76 m

# CHOOSE YOUR NESTA

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.

TAKE A VIRTUAL TOUR



## NESTA 5 — ROOM DIMENSIONS

### Ground Floor

Kitchen	5.36 x 3.62 m
Living/Dining	3.11 x 3.62 m

### First Floor

Bedroom 1	5.36 x 3.21 m
Bedroom 2	2.69 x 3.48 m
Bedroom 3	2.57 x 3.31 m
Bathroom	2.15 x 1.96 m
En-suite	2.69 x 1.46 m

## NESTA 6 — ROOM DIMENSIONS

### Ground Floor

Kitchen	3.11 x 3.62 m
Living/Dining	5.36 x 3.62 m

### First Floor

Bedroom 1	5.36 x 3.21 m
Bedroom 2	2.69 x 3.48 m
Bedroom 3	2.57 x 3.31 m
Bathroom	2.15 x 1.96 m
En-suite	2.69 x 1.46 m

# VENTUR

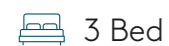
## Our 3 bedroom, 3 storey house type

Our thoughtfully designed three-bedroom, three-storey home is ideal for those seeking extra living space.

The ground floor features a versatile hallway and living area, a separate utility room and WC, and a spacious kitchen and dining area that opens directly onto a private back garden.

The first floor offers a comfortable single bedroom, a well-appointed bathroom, and a generous living room with beautiful views.

The second floor is dedicated to two large double bedrooms, one of which includes a built-in wardrobe, along with an additional house bathroom, creating a perfect blend of shared and private spaces tailored to modern living.



3 Bed



Ample storage



3 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



Open plan living



Renewable energy



Parking included



# YOUR VENTUR HOME



## VENTUR 1 – ROOM DIMENSIONS

Ground Floor		First Floor		Second Floor	
Kitchen	4.35 x 3.7 m	Living	4.35 x 3.51 m	Bedroom 1	4.35 x 2.52 m
Family	3.3 x 2.52 m	Bedroom 3	2.15 x 2.7 m	Bedroom 2	4.35 x 2.6 m
				Bathroom	1.98 x 2.76 m

# ALMA

## Our four bed house types

The ideal four-bedroom family home, designed for comfort and versatility.

The ground floor features a spacious, adaptable living room alongside a generous open-plan kitchen and dining area, complete with a separate WC and utility room. Large, bright doors open onto a patio, leading to a sizeable private, enclosed garden - perfect for outdoor entertainment.

Upstairs, the first floor includes a well-appointed family bathroom and four bedrooms, with every Alma home offering at least two double bedrooms. Each main bedroom benefits from an en-suite and includes either a built-in or walk-in wardrobe.



4 Bed



Ample storage



3 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



Open plan living



Renewable energy



Parking included





# CHOOSE YOUR ALMA

House layouts may vary. For detailed floorplans of each plot, please consult the leasing team.



**ALMA 1 — ROOM DIMENSIONS**

Ground Floor		First Floor	
Kitchen	3.86 x 3.64 m	Bedroom 1	4.84 x 3.16 m
Living/Dining	4.91 x 4.2 m	Bedroom 2	4.91 x 2.69 m
		Bedroom 3	2.85 x 2.83 m
		Bedroom 4	2.85 x 2.76 m
		Bathroom	2.15 x 1.96 m
		En-suite	2.15 x 1.46 m



**ALMA 2 — ROOM DIMENSIONS**

Ground Floor		First Floor	
Kitchen	3.46 x 3.91 m	Bedroom 1	4.91 x 2.74 m
Living/Dining	5.81 x 3.43 m	Bedroom 2	3.25 x 2.56 m
		Bedroom 3	2.47 x 3.43 m
		Bedroom 4	2.32 x 4.07 m
		Bathroom	2.15 x 1.96 m
		En-suite	2.15 x 1.46 m



# CHOOSE YOUR ALMA



## ALMA 3 — ROOM DIMENSIONS

Ground Floor		First Floor	
Kitchen	4 x 3.84 m	Bedroom 1	3.73 x 4.27 m
Living/Dining	6.15 x 3.84 m	Bedroom 2	2.82 x 3.77 m
		Bedroom 3	3.24 x 2.68 m
		Bedroom 4	2.32 x 4.27 m
		Bathroom	2.15 x 1.96 m
		En-suite	2.15 x 1.46 m

# ALTO

## Our 4 bedroom, 2.5 storey house type

This beautifully designed four-bedroom, 2.5 storey home is perfect for families seeking extra living space.

The ground floor features a spacious open-plan kitchen and dining area that flows seamlessly from the hallway, alongside a separate utility room and WC for added convenience. A bright and expansive living room, filled with natural light, opens onto a private, enclosed garden, creating an inviting space for relaxation and gatherings.

On the first floor, you'll find a generous double bedroom, two comfortable single bedrooms, and stylish family bathroom.

The second floor offers a private main bedroom retreat, complete with a built-in wardrobe, en-suite bathroom, and additional storage.



4 Bed



Ample storage



2 Bathrooms



MyCasa App



Quality appliances



Enclosed garden



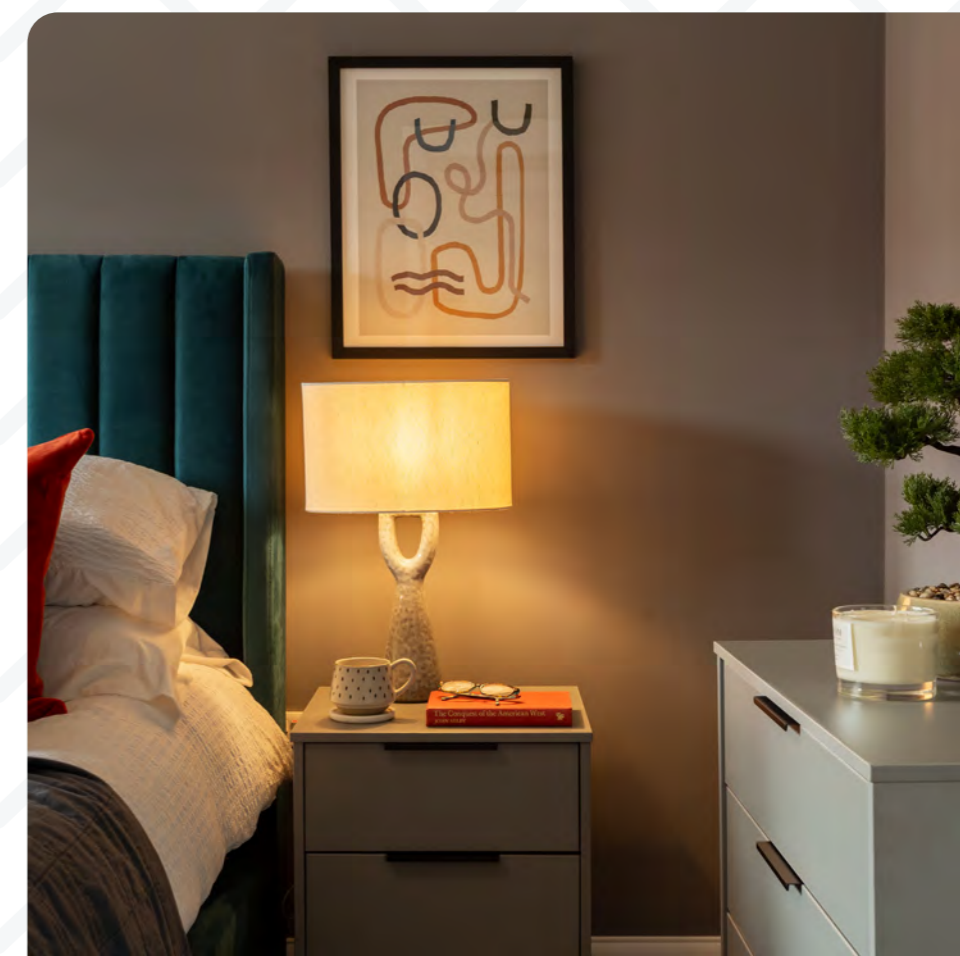
Open plan living



Renewable energy



Parking included



# YOUR ALTO HOME



## ALTO 1 — ROOM DIMENSIONS

### Ground Floor

Kitchen	3.64 x 3.65 m
Living/Dining	4.9 x 3.57 m

### First Floor

Bedroom 2	2.71 x 3.57 m
Bedroom 3	2.8 x 2.55 m
Bedroom 4	2.1 x 3.57 m
Bathroom	1.98 x 2.76 m

### Second Floor

Bedroom 1	4.83 x 4.33 m
En-suite	2.03 x 1.95 m

“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 Tulach and show you around our Casa homes!

We have showround 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](https://casabymoda.com)

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BUT SO MUCH BETTER.**

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VIRTUAL  
TOUR

