

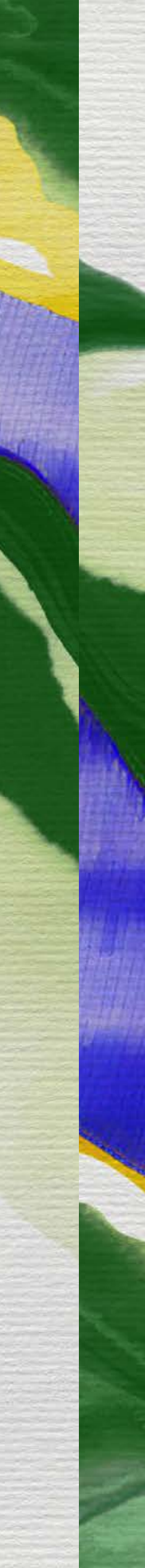


NEW BEGINNINGS UNFOLD

kukūn

kukūn

Kukūn represents a sanctuary for transformation, where profound change and growth take place. It embodies the perfect harmony between strength and protection, providing a safe space for self-discovery and inner exploration. Just as life unfolds to reveal its true beauty, this is where you will grow into your true self.



ABOUT US



At TLD, our vision extends beyond constructing buildings; we are passionate about creating homes and memories that radiate warmth and security. For three decades, we have been dedicated to delivering exceptional real estate experiences, embracing international standards of modern living.

Driven by our commitment to our clients, we aim to build legacies that last for generations, fueled by innovation that reshapes the real estate landscape. At TLD, we embody youthful energy, sustainability, and a customer-focused, environmental approach. We innovate with a dynamic spirit, lead in eco-friendly practices, and prioritize our clients' unique needs, all while upholding a deep commitment to sustainability in everything we do.

TLD creates spaces that transcend the ordinary. Each project we undertake is guided by a clear vision and purpose, blending aesthetics with functionality to leave a lasting impact. Our approach reflects our belief that buildings should serve as more than physical structures—they should be environments that inspire and enhance lives. From thoughtfully crafted, enduring designs to shaping future communities, we are committed to developing purposeful spaces built to stand the test of time.



WORD FROM THE CHAIRMAN

Ahmed El Tayebi is a businessman with an extensive and diverse career extending over a period of 30 years in various sectors across Egypt, namely tourism and hospitality, retail and real estate, successfully garnering a solid market reputation in each field. In 2006, Ahmed El Tayebi embarked on a new venture with the establishment of “El Tayebi Developments,” a privately-owned corporate entity that redefined high-end real estate standards in Egypt. Focused on delivering top-notch quality and innovative designs, the company targeted expat communities in various locations including Maadi, New Cairo, and Alexandria.



ABOUT

Mostakbal City™

Mostakbal City stands as the premier and largest mixed-use development in Egypt's New Cairo City. Spanning 11,000 acres, this fully integrated urban community enjoys a strategic location, adjacent to Madinat's commercial hubs, educational institutions, and healthcare facilities—elevating convenience and quality of life for its residents. With close proximity to New Cairo, the Suez Road, Sokhna, and the New Capital, Mostakbal City offers unmatched connectivity. As the first comprehensive Mega Green City in New Cairo, it introduces a new standard of modern living. Unfolding across five key phases, each stage of development in Mostakbal City provides a unique living experience, complete with essential amenities.

AMENITIES



SCHOOLS



UNIVERSITIES



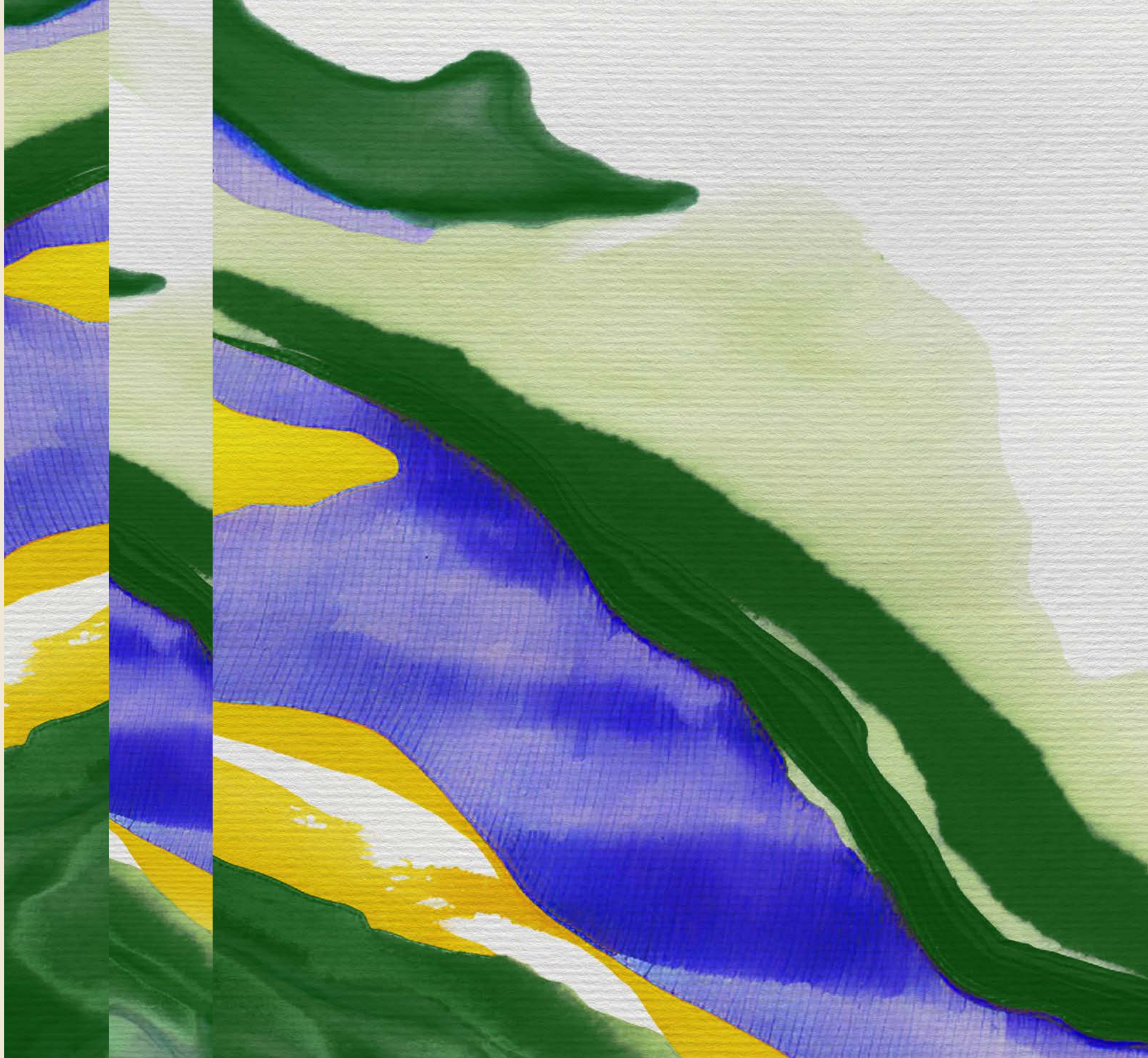
PADEL AREA



GAS STATIONS



ABOUT
THE PROJECT



WELCOME HOME.WELCOME TO

Welcome to Kukūn, an exclusive development where new beginnings flourish and aspirations come to life. Nestled in the vibrant heart of Mostakbal City, this extraordinary living experience transforms each residence into a canvas for your personal story to unfold.

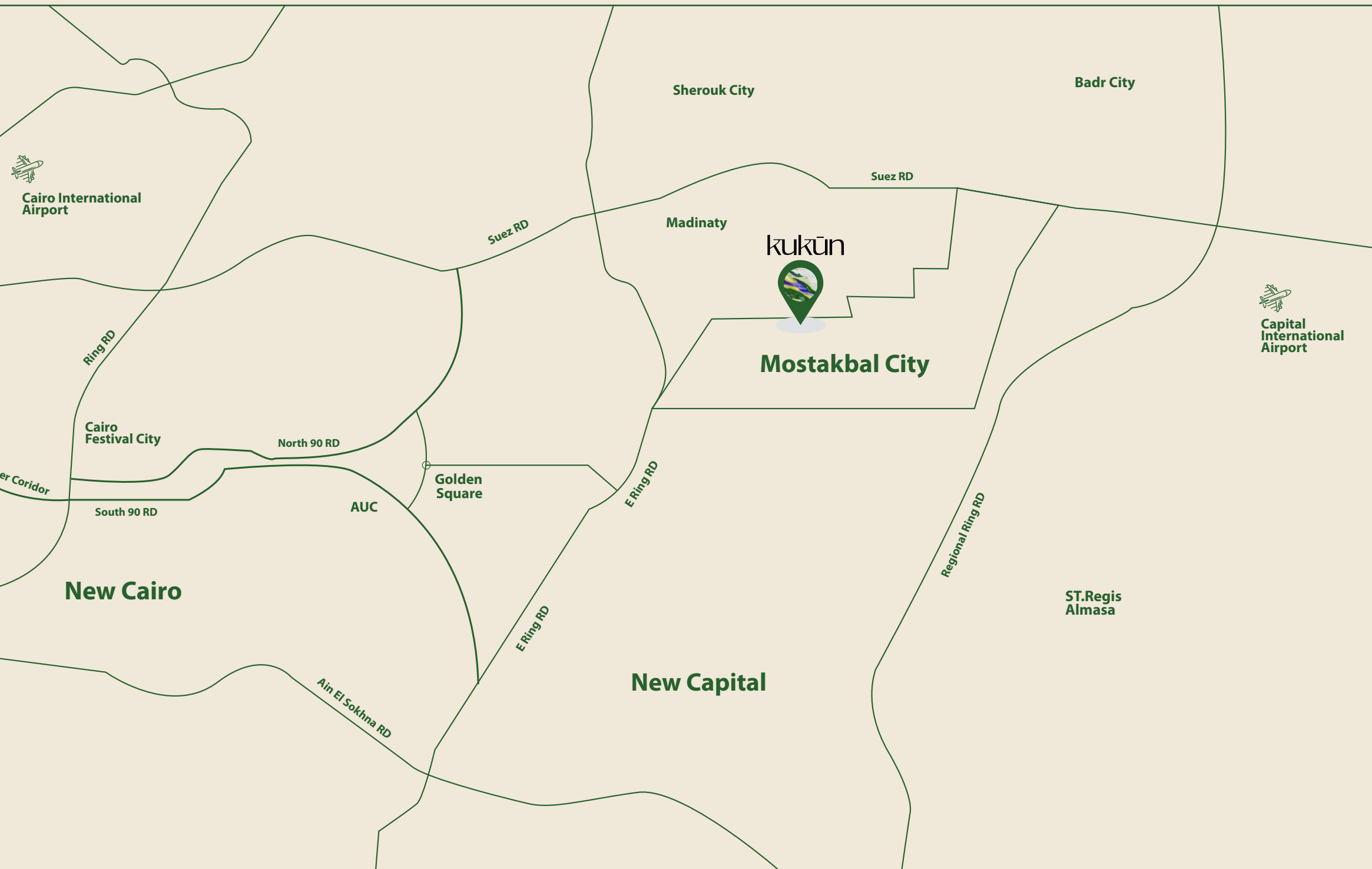
Kukūn ensures a perfect blend of privacy and community. Spanning across 20 acres, our project offers a variety of meticulously designed unit types, including twin houses, townhouses, and terrace-inspired apartment buildings, all crafted to foster a vibrant, community-focused environment.

Kukūn is complemented by top-notch amenities, featuring a central clubhouse, kid's area, bike lanes, kindergarten, and wellness center. Enjoy relaxing moments in our serene lake area, unwind in the relaxing zone, or explore your creativity in the arts and crafts area. The development also includes a swimming pool, BBQ area, outdoor gym, jogging track, and dedicated workspaces, all seamlessly woven into the design. Here, luxury blends with practicality to create a sanctuary of elegance and comfort.

Embrace the seamless fusion where your new home evolves into more than just a place to live-it becomes a haven of refined living.



KUKŪN



LOCATION MAP

15 MINUTES
To Golden square

2 MINUTES
To Madinaty

8 MINUTES
To New Administrative Capital

5 MINUTES
To Regional Ring Road

5 MINUTES
To Ain Sokhna Road



MASTERPLAN

The master plan showcases an extroverted design centered around a vast Green Valley, seamlessly connecting residential and commercial areas, with the park as its centerpiece.

The Central Lake enhances the natural beauty of the landscape. Spanning 20 acres, the development features a 16% footprint and includes 217 thoughtfully designed units, featuring Ū House, KŪ House, and KŪN House.

PROJECT AMENITIES



ABOUT LAB59



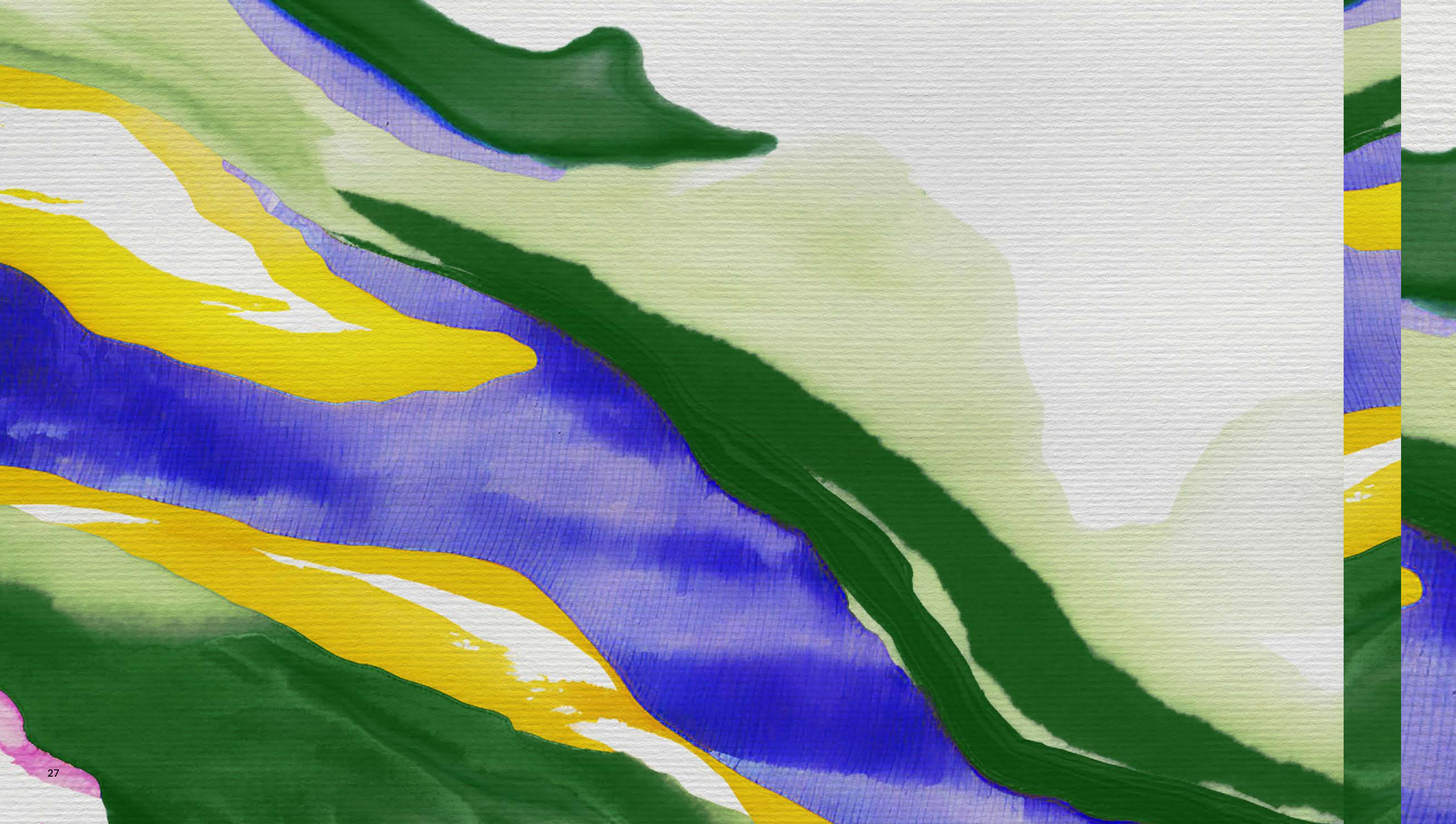
Lab59 Architects is an international boutique architectural design studio founded in 2017 by Nour El Deen Khalid and Yassin El Hamaky. Specializing in innovative concepts for real estate developers, the studio has quickly gained recognition in the Middle East for its distinctive projects. Their work reflects a careful creative process and a deep understanding of modern consumer needs in real estate.

KUKŪN CLUB HOUSE

Welcome to the Kukūn Clubhouse, a breathtaking space designed for relaxation and connection. Natural light pours in from a stunning sky-view atrium, creating an airy atmosphere that brings the outdoors inside.

Featuring a wellness and meditation center, a delightful restaurant, and a comfortable lounge, the clubhouse offers a holistic experience for residents. Flowing water features weave through the landscape, seamlessly blending the building with its serene surroundings. Expansive curtain walls provide panoramic views, enhancing the connection between indoor and outdoor.





UNIT TYPES



Ū HOUSE

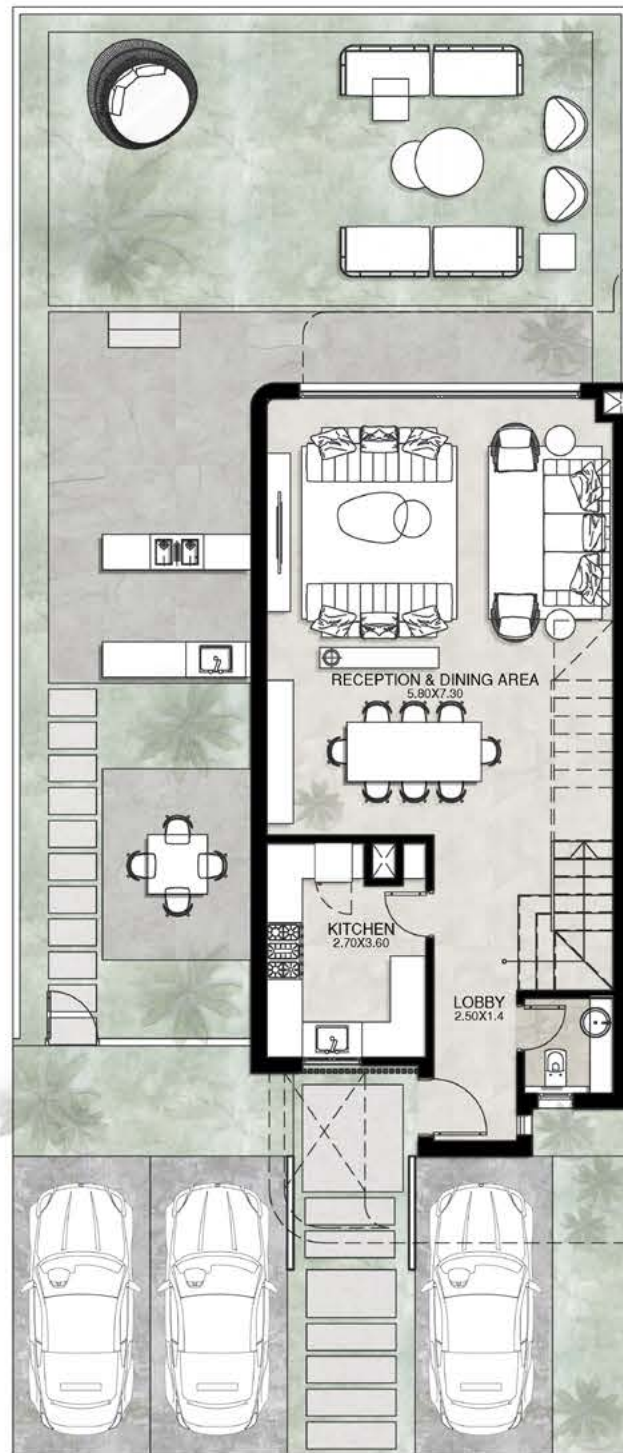
Presenting our elegantly designed Ū House, featuring three comfortable bedrooms and a luxurious master suite within an efficient layout. This home seamlessly integrates indoor and outdoor living, complete with a serene garden and a rooftop terrace ideal for relaxation. Experience a modern, functional space that embodies sophistication at Kukūn .

Starting from 204m² + Roof Terrace 41 m²

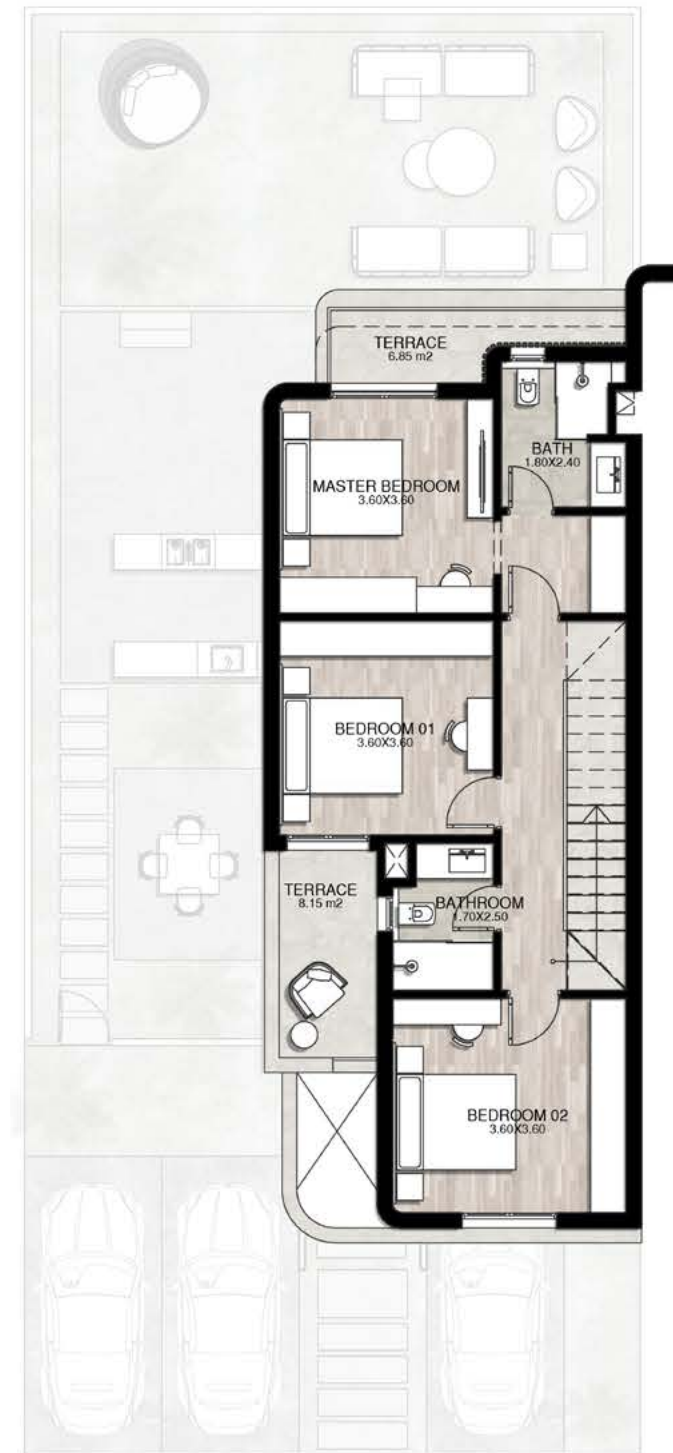




Ū HOUSE
CORNER



GROUND FLOOR

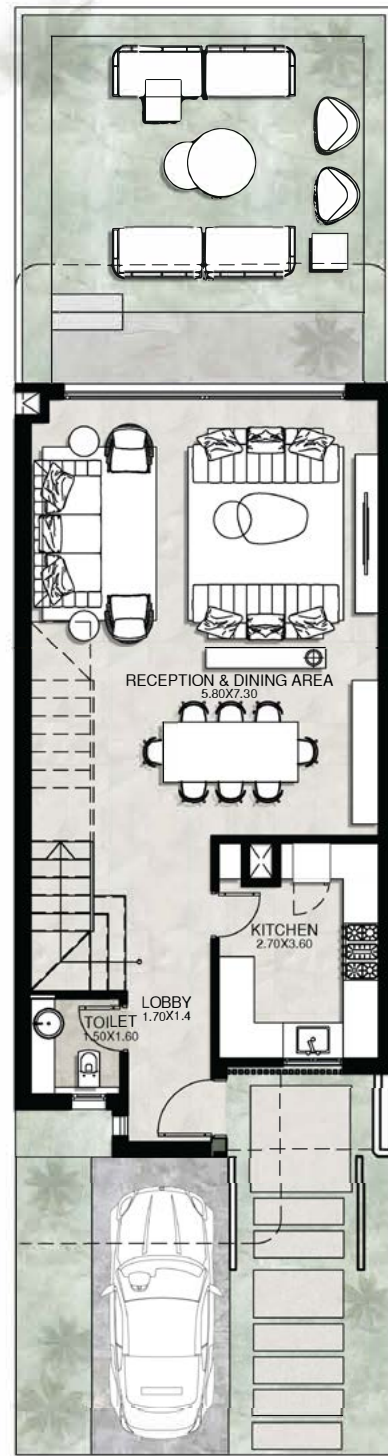


FIRST FLOOR

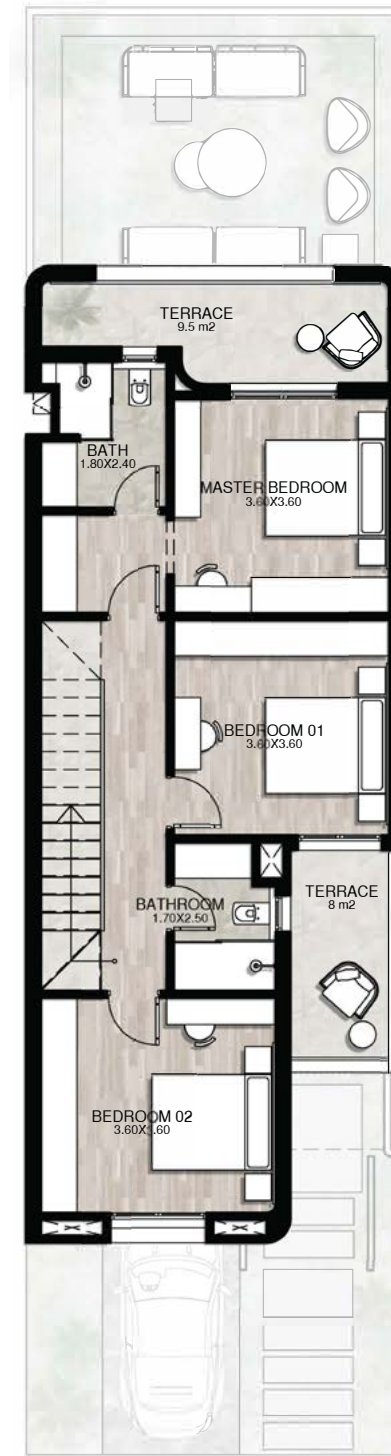


ROOF FLOOR

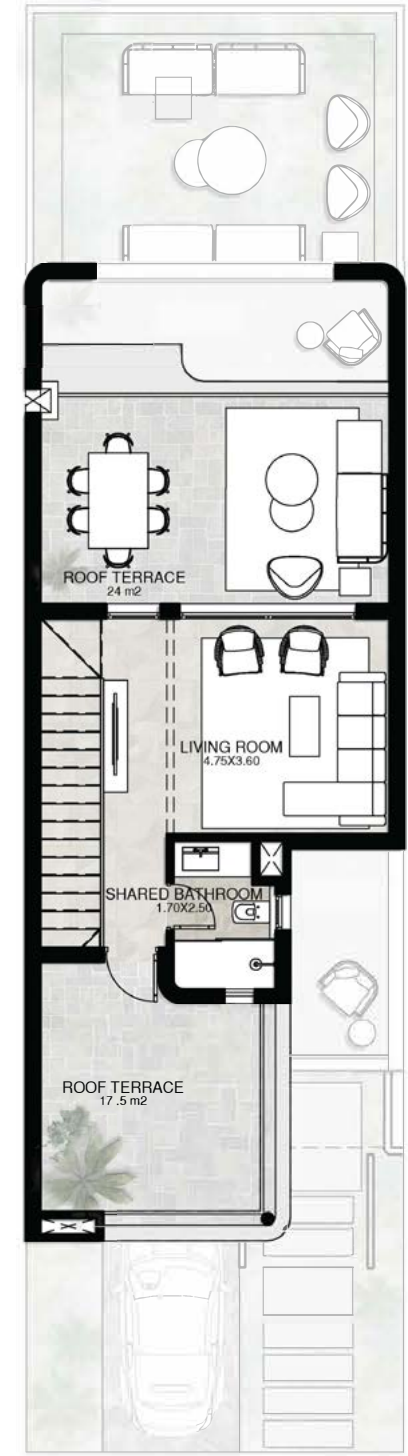
Ū HOUSE
MIDDLE



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR

KŪ HOUSE

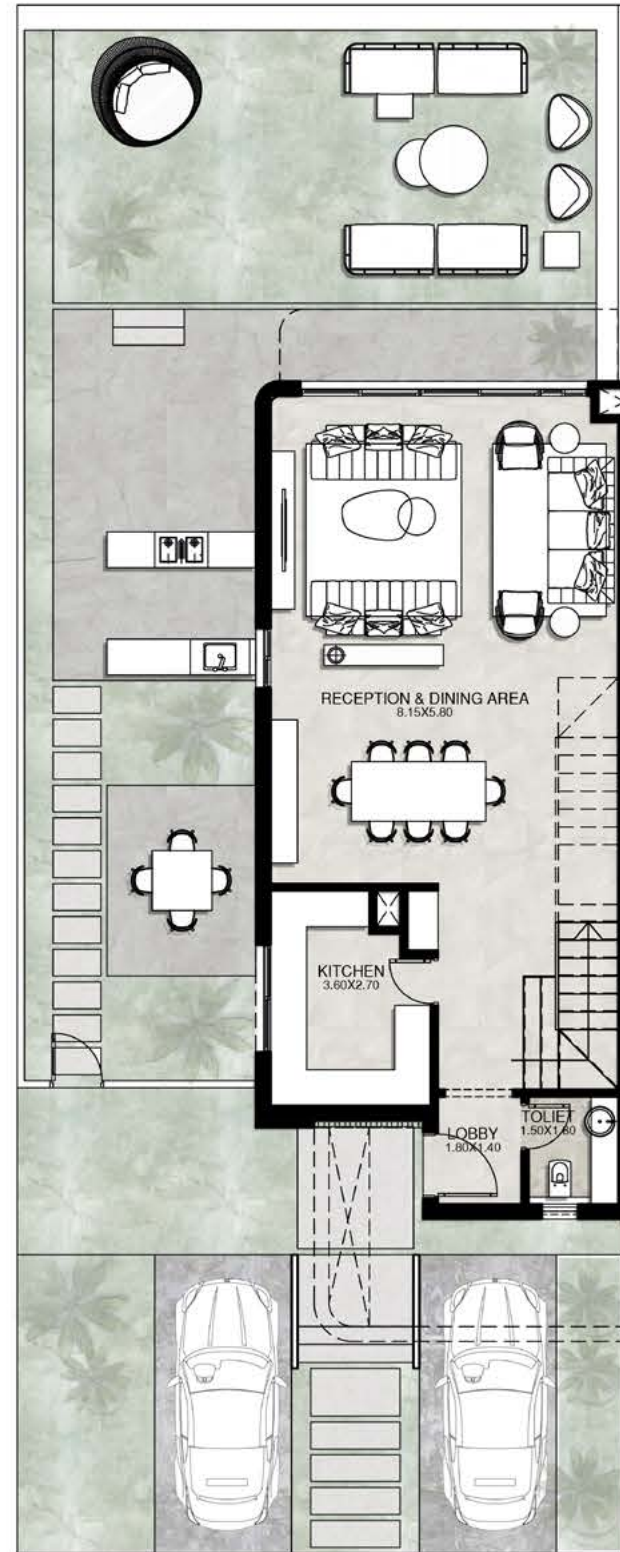
Introducing our KŪ House, a sophisticated three-level home that includes four elegantly appointed rooms and a spacious reception and dining area. Designed for comfort, it features a stunning rooftop terrace, perfect for enjoying breathtaking views and tranquil moments.

Starting from 229m² + Roof Terrace 36m²





KŪ HOUSE
CORNER



GROUND FLOOR

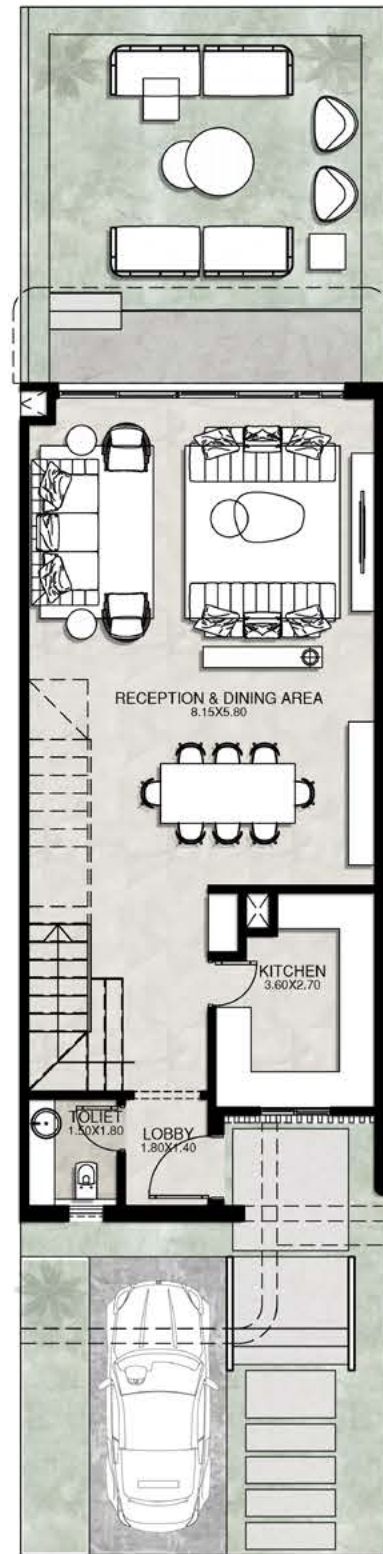


FIRST FLOOR



ROOF FLOOR

KŪ HOUSE
MIDDLE



GROUND FLOOR



FIRST FLOOR



ROOF FLOOR



KŪN HOUSE

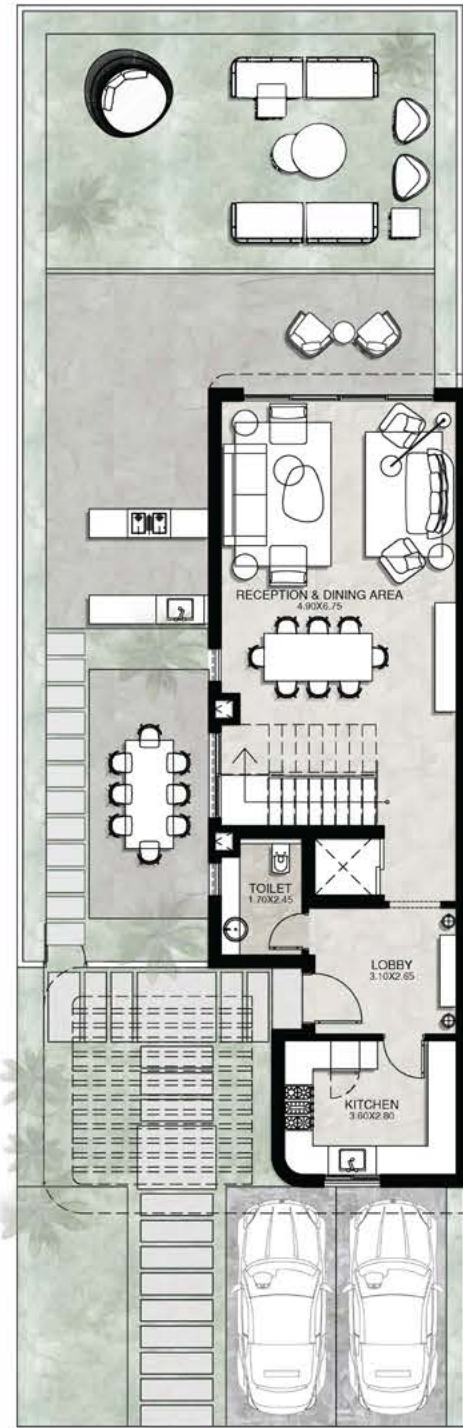
Unveiling our KŪN House—a luxurious four-bedroom, ground-plus-three-story residence designed for family living. This spacious villa offers unparalleled comfort and stunning views from every level, making it an ideal home for relaxation and family gatherings.

Starting from 283 m² + Roof Terrace 20 m²





KŪN HOUSE
CORNER



GROUND FLOOR



FIRST FLOOR

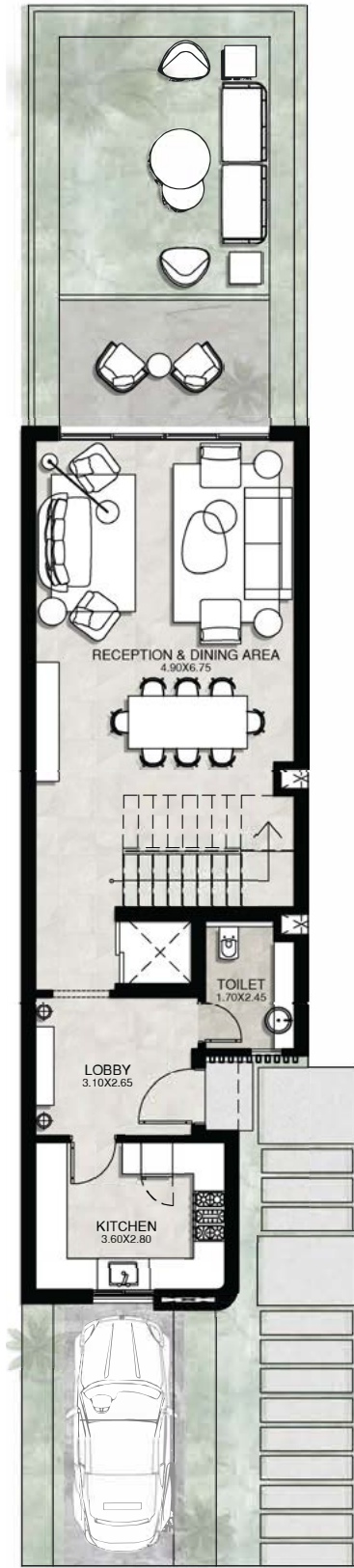


SECOND FLOOR

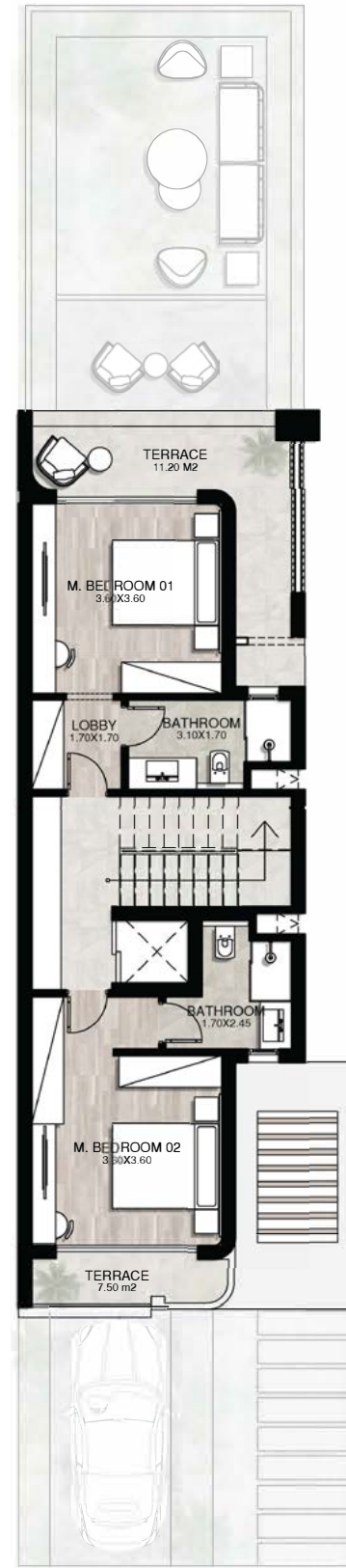


ROOF FLOOR

KŪN HOUSE
MIDDLE



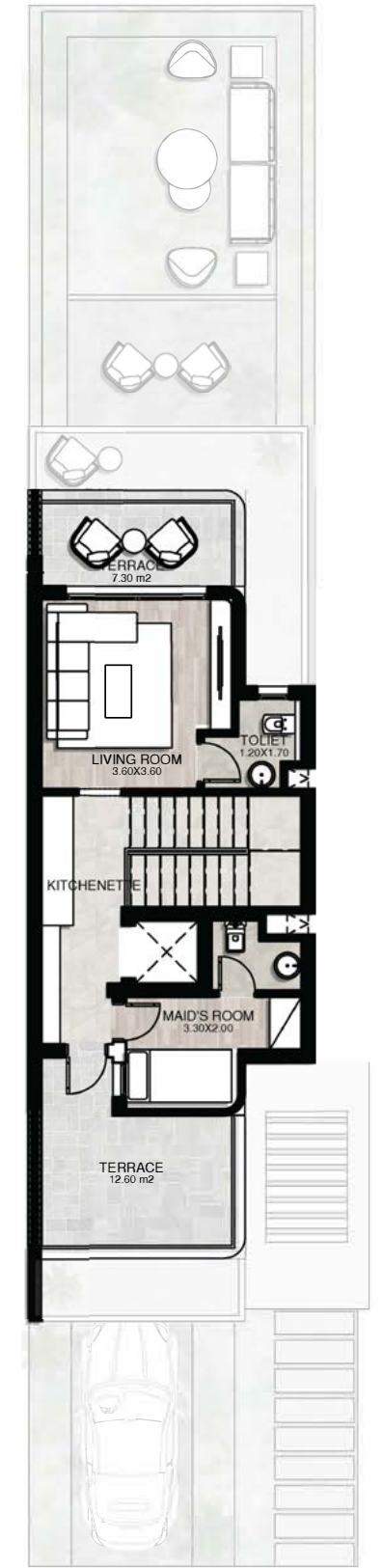
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF FLOOR

Disclaimer:

The masterplan and rendered images are artist impressions, actual product may vary. All materials and drawings are approximate; information is subject to change without notice. Amenities are for illustration purposes only: Amenities locations may change without prior notice. The developer reserves the right to make revisions and changes accordingly.

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