



NEW BEGINNINGS UNFOLD

kukūn

SALES KIT

ABOUT THE DEVELOPER

TLD

At TLD, we believe exceptional living starts with attention to detail. With over three decades of experience, we go beyond building structures we craft homes, memories, and legacies rooted in purpose. Blending aesthetics with functionality and guided by a deep sense of hospitality. Our developments are intimate in scale, rich in character, and built for a refined way of life. Grounded in global standards and a customer-first approach, we shape communities that are built to last and made to feel like home.



kukūn

Unfolded

/kə'ku:n/

The cocoon is one of nature's most profound symbols of transformation a journey that begins with exploration and growth, then moves into a quiet yet powerful phase of inner change, rich with self-discovery and evolution. Eventually, the butterfly emerges fully formed, graceful, and free. Kukūn is a sanctuary where you can retreat, evolve, and unfold into your true self, an environment that nurtures personal transformation and new beginnings.





ABOUT Mostakbal City

Developed by Midar for Investment and Urban Development, spanning across 5,408 acres with nearly half of its area dedicated to green spaces and public services. Positioned as East Cairo's first smart green city, it features advanced infrastructure, including IoT-enabled systems and cutting-edge utilities like CIRCUIT and CTRL.



International Educational Facilities



Public Services & Connectivity



Sports & Recreational Facilities



Mercato Hub (Phase III)



Vibes Entertainment Zone



Natural Green Zones

kukūn

Location

2.6 KM
to Madinaty

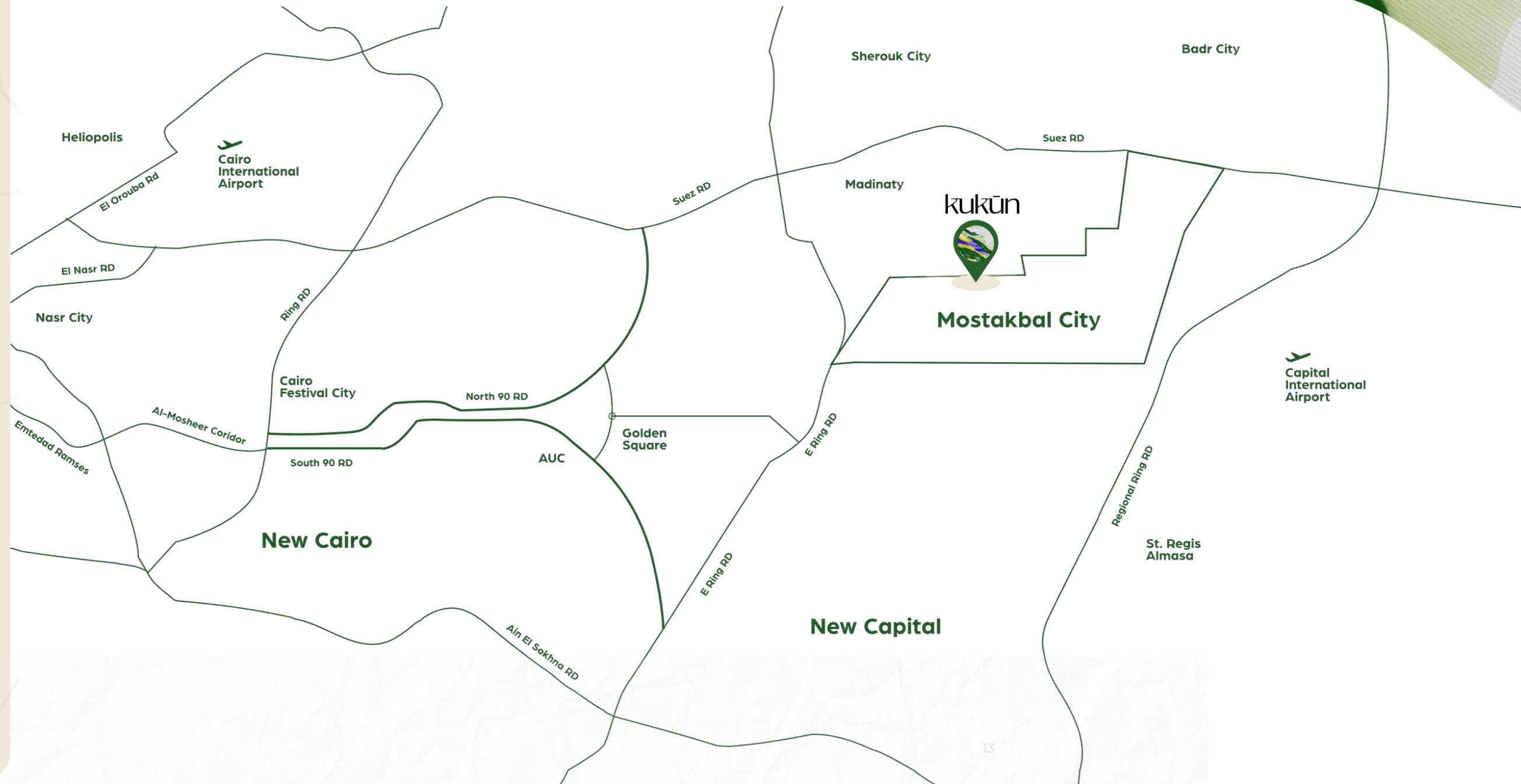
6 KM
to Suez Road

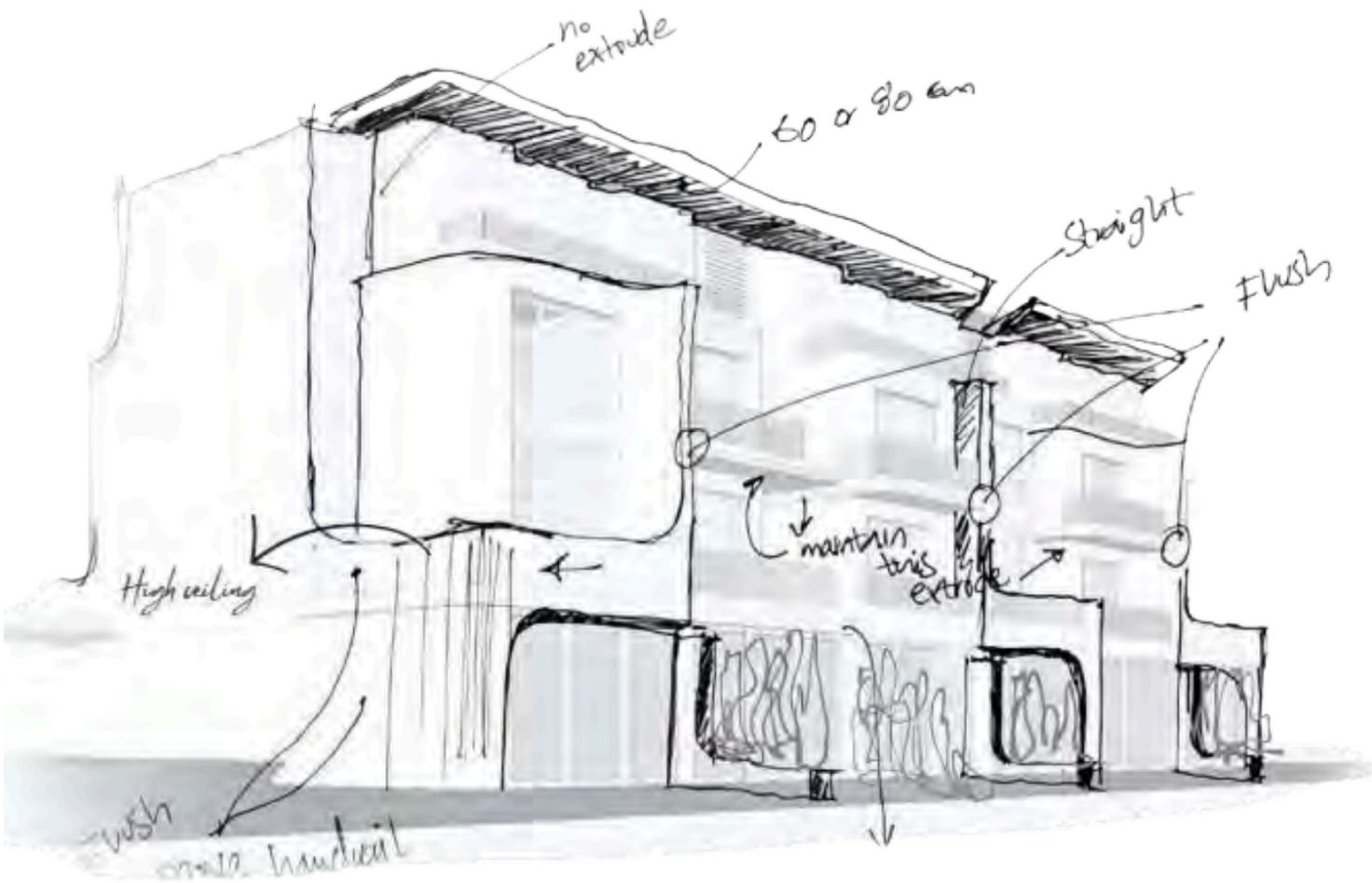
6 KM
to Regional Ring Road

16 KM
to Ain Sokhna Road

16 KM
to South 90 Street

10 KM
New Administrative
Capital





Lab59 Architects

is an International boutique architectural design studio

Lab59 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.





Natural air ventilation.



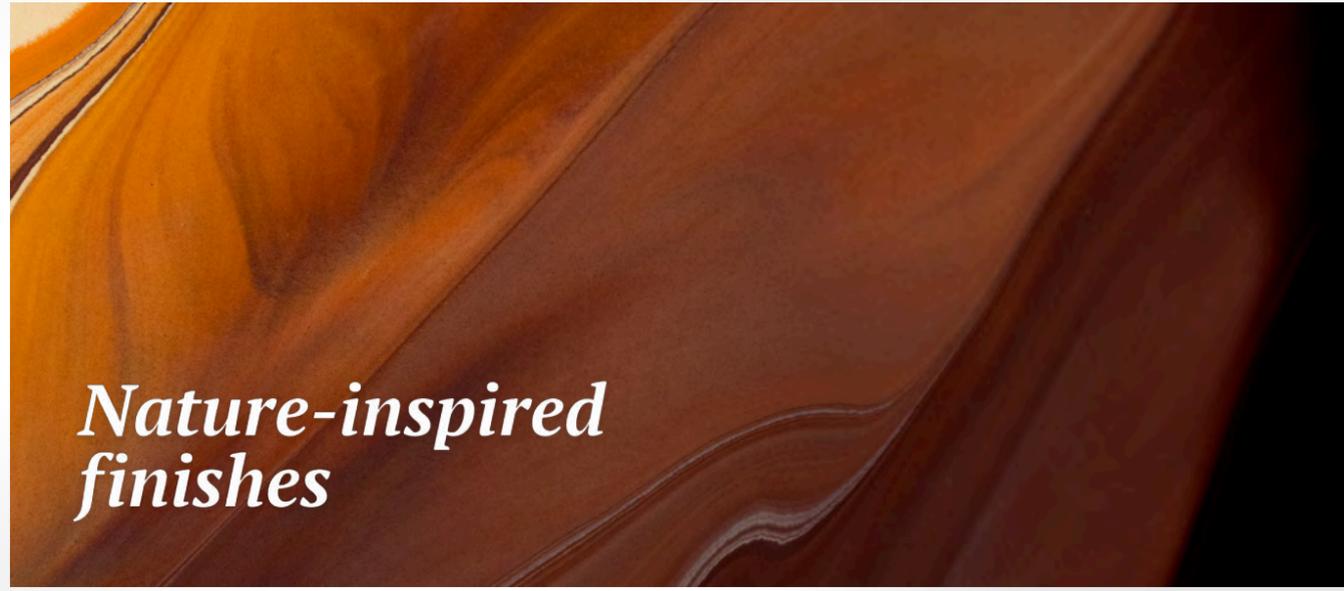
Soothing, restorative design.



Spaces that unite.

Biophilic Clubhouse Experience

Thoughtfully designed architecture in harmony with nature creating spaces that nurture well-being, awaken the senses, and elevate everyday living.



Nature-inspired finishes





kukūn Clubhouse



MASTERPLAN

An extroverted design anchored by a Central Canal and Green Valley, seamlessly connecting residential and commercial zones for integrated living

154
carefully
planned villas

20
acre

16%
Foot Print

LARGE OPEN SPACES

COZY YET EXTROVERTED
& INCLUSIVE COMMUNITY



DIFFERENT PARKS EXPERIENCE
AREA = 30 TENNIS COURT YARDS



PROJECT ZONING



Project Services Building includes Boutique F&B Spaces, kinder garden, Gym, Workspaces, and Health care facilities.

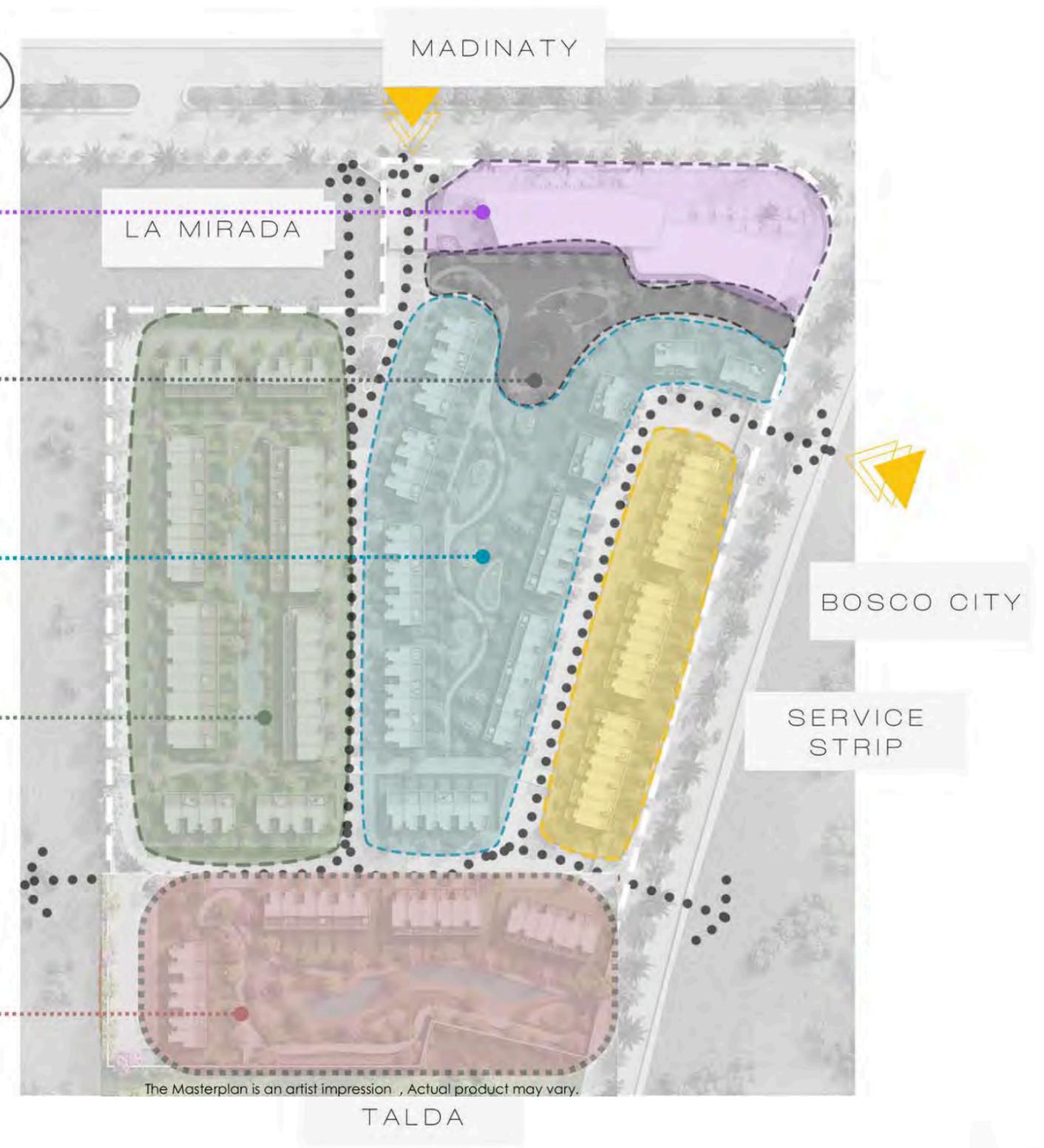
Our **KUKUN Clubhouse** features a wellness and meditation center, Restaurante and a lounge.

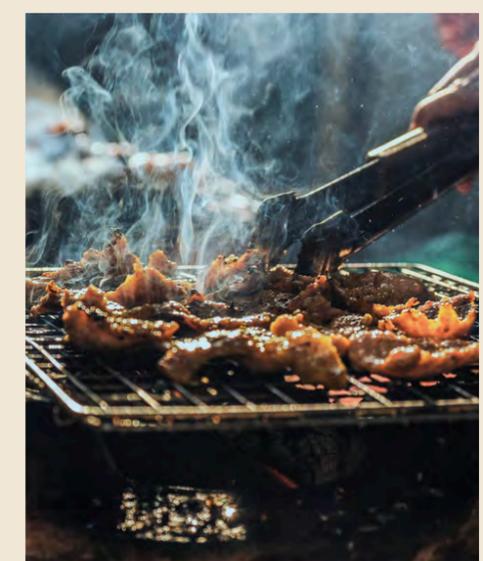
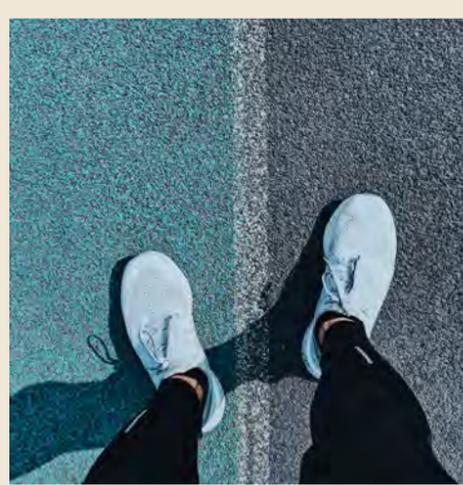
The master plan features an extroverted design centered around a large **Green Valley**, seamlessly connecting residential and commercial zones with the park as the focal point.

The Central Lake, harmoniously blending into the landscape, provides each villa with unobstructed views through thoughtfully designed spaces that connect people with nature.

Premium Zone, Blending city and traditional villa styles, this proposal is enhanced with refined elevations, open corner windows, larger gardens, and open-to-sky staircases. Rooftop winter houses, sky windows, and taller windows improve light and space, positioning the area as a high-end residential zone with a modern yet timeless appeal.

-  COMMERIAL ZONE
-  CLUBHOUSE ZONE
-  GREEN VALLEY ZONE
-  LAKE ZONE
-  TERRACE HOUSING ZONE
-  THE ELEVATED ZONE





AMENITIES



CLUBHOUSE



KIDS AREA



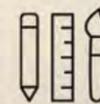
KINDERGARTEN



WELLNESS CENTER



RELAXING ZONE



ARTS AND CRAFTS AREA



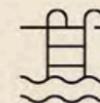
BBQ AREA



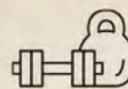
JOGGING TRACKS AND BIKE LANES



WORK SPACES



SWIMMING POOLS



OUTDOOR GYM

SIGNATURE
Elements



KUKUN offers 35m² per resident vs. 9m² according to WHO's



Climate-Responsive Living with 60,000m² of green spaces

Elevated 3.3m
height Ceiling

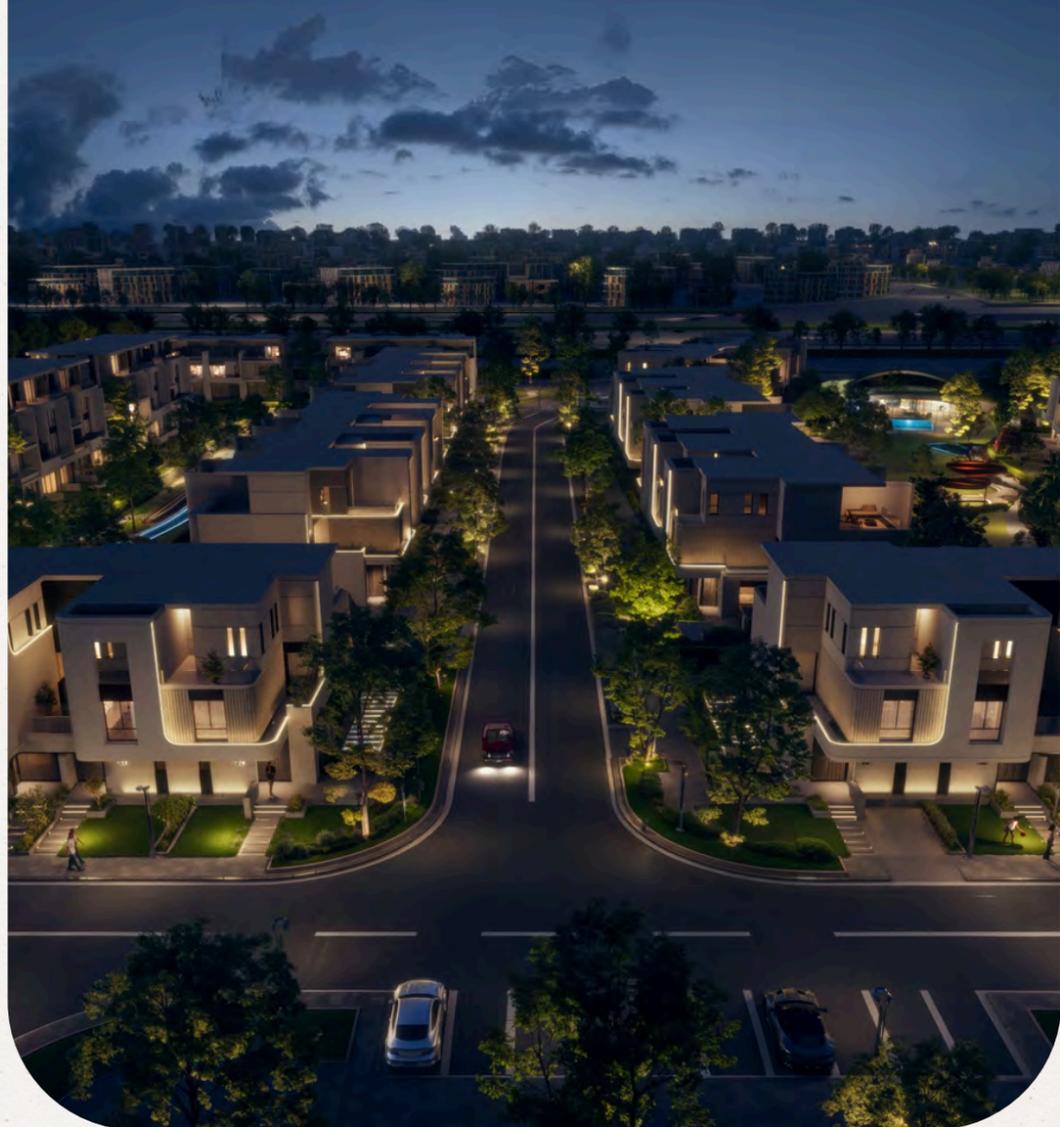


Open landscape views
up to 195 meters.

Low density:
34 people / acre vs. 120



90% of Units
North Facing



Natural land elevation



Strategically Designed
Wind Pockets





*Daily wellness
experience*



kukūn

Lifestyle



*Flowing water
features throughout*



*Indoor - outdoor
panoramic views*



*Calm, nature-
integrated design*



*Spaces to restore and
rebalance.*

KURUN



KURU



Redefining standards

UNIT TYPES



Outstanding
Real Estate Product of the Year
KŪN House



KŪN HOUSE

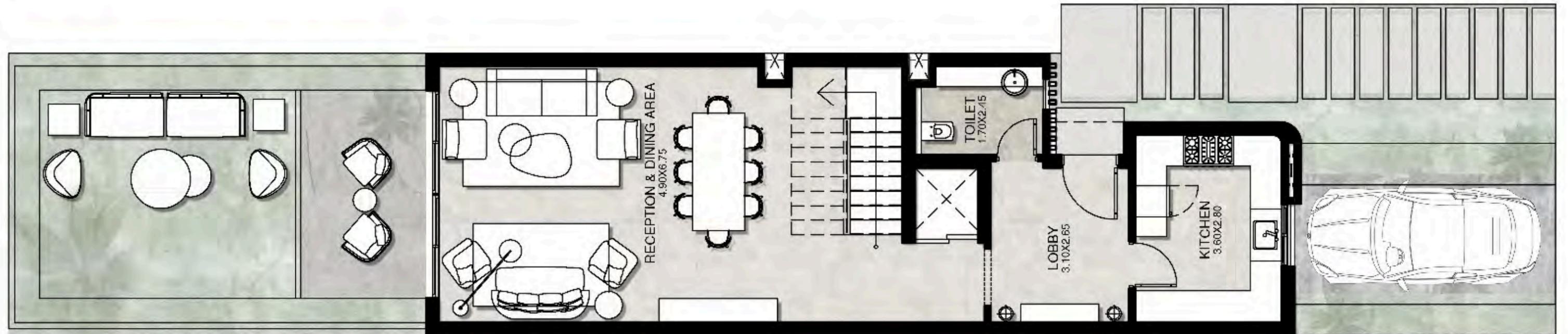
Unveiling our KŪN House unit type—a luxurious four-bedroom, ground-plus-three-storey residence designed for family living. This spacious villa offers unparalleled comfort and stunning views from every level, making it an ideal home for relaxation and family gatherings.

Developed in
Mostakbal City

KŪN HOUSE

MIDDLE

FLOOR PLANS



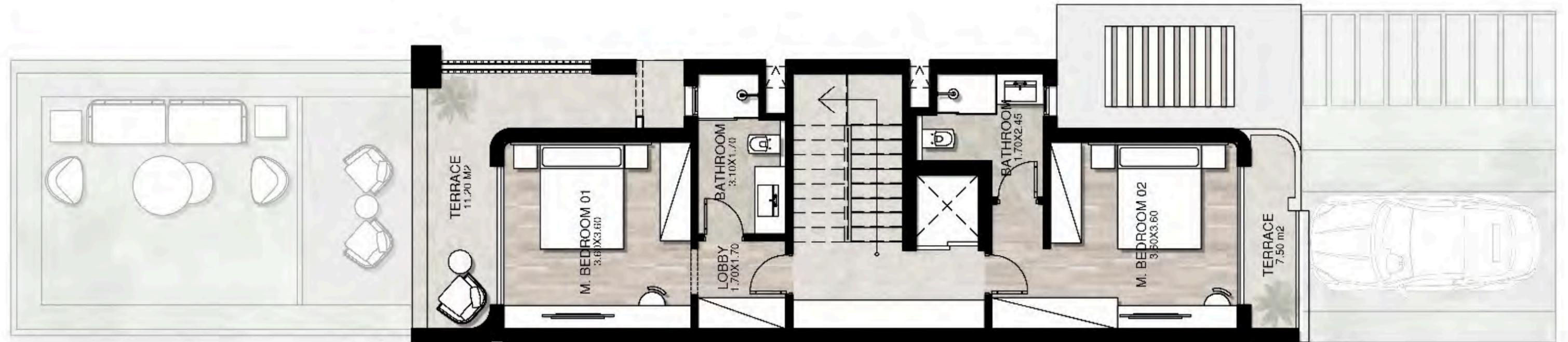
GROUND FLOOR PLAN

Starting from 289 m²
+Roof Terrace 20 m²

KŪN HOUSE

MIDDLE

FLOOR PLANS



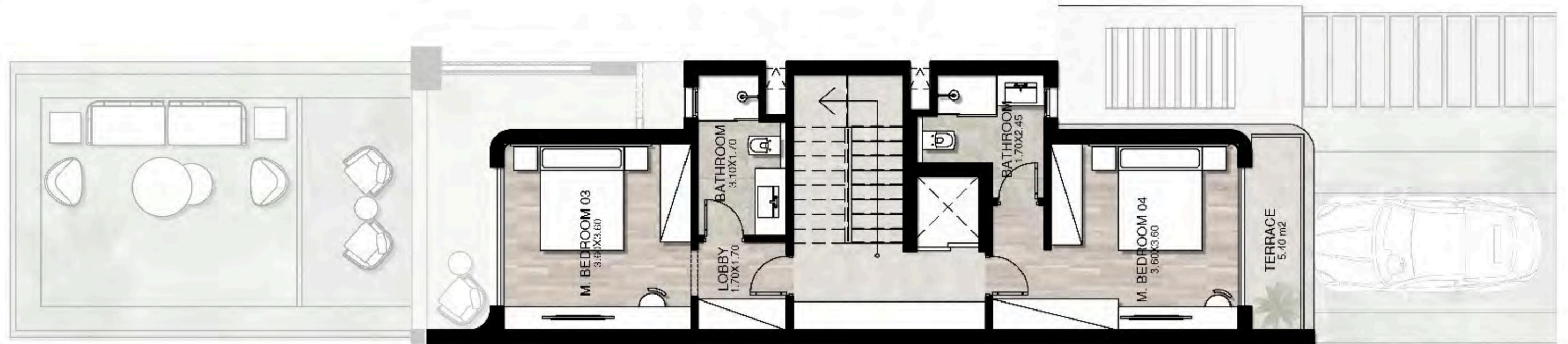
FIRST FLOOR PLAN

Starting from 289 m²
+Roof Terrace 20 m²

KŪN HOUSE

MIDDLE

FLOOR PLANS



SECOND FLOOR PLAN

Starting from 289 m2
+Roof Terrace 20 m2

KŪN HOUSE

MIDDLE

FLOOR PLANS



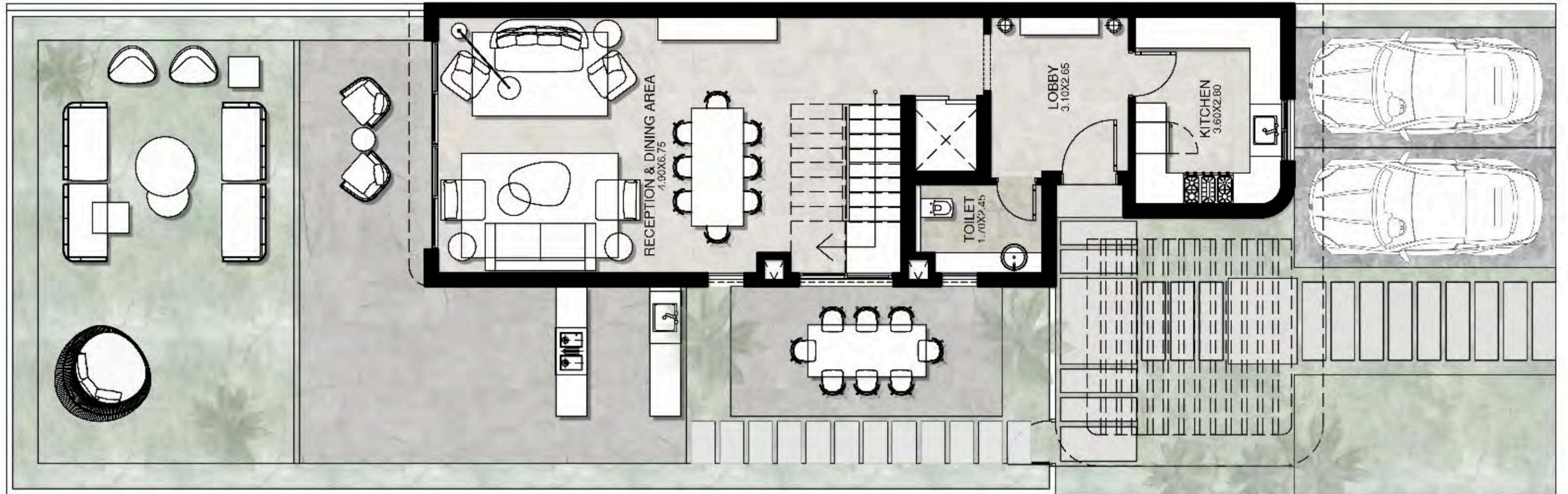
ROOF FLOOR PLAN

Starting from 289 m²
+Roof Terrace 20 m²

KŪN HOUSE

CORNER

FLOOR PLANS



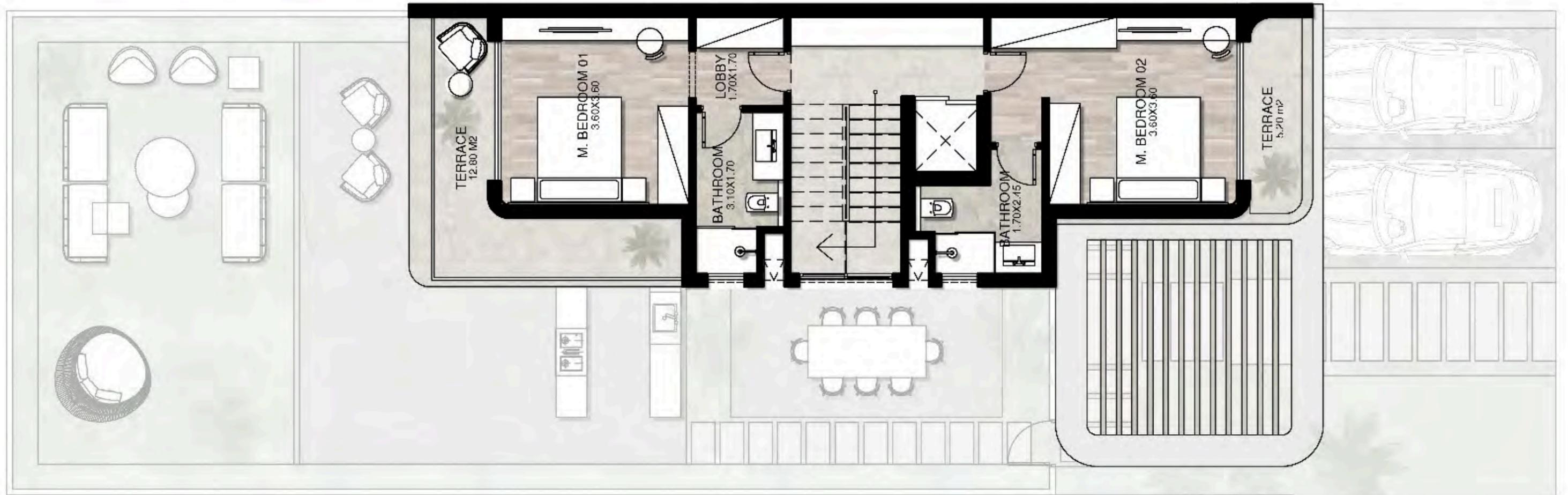
GROUND FLOOR PLAN

Starting from 289 m²
+Roof Terrace 20 m²

KŪN HOUSE

CORNER

FLOOR PLANS



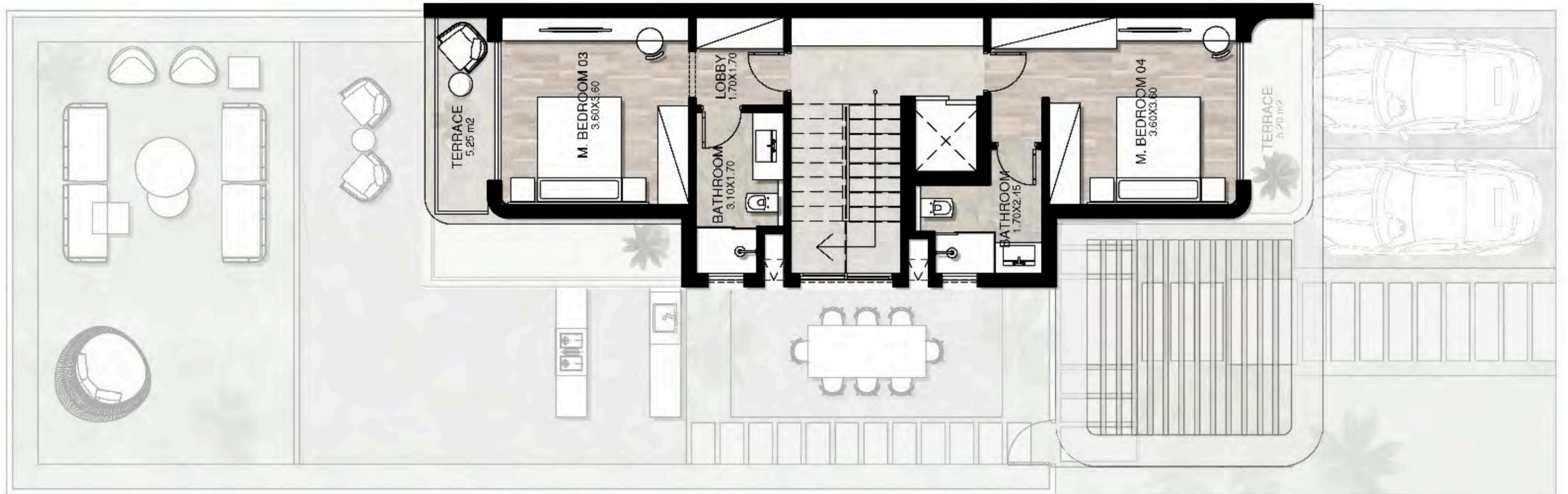
FIRST FLOOR PLAN

Starting from 289 m2
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KŪN HOUSE

CORNER

FLOOR PLANS



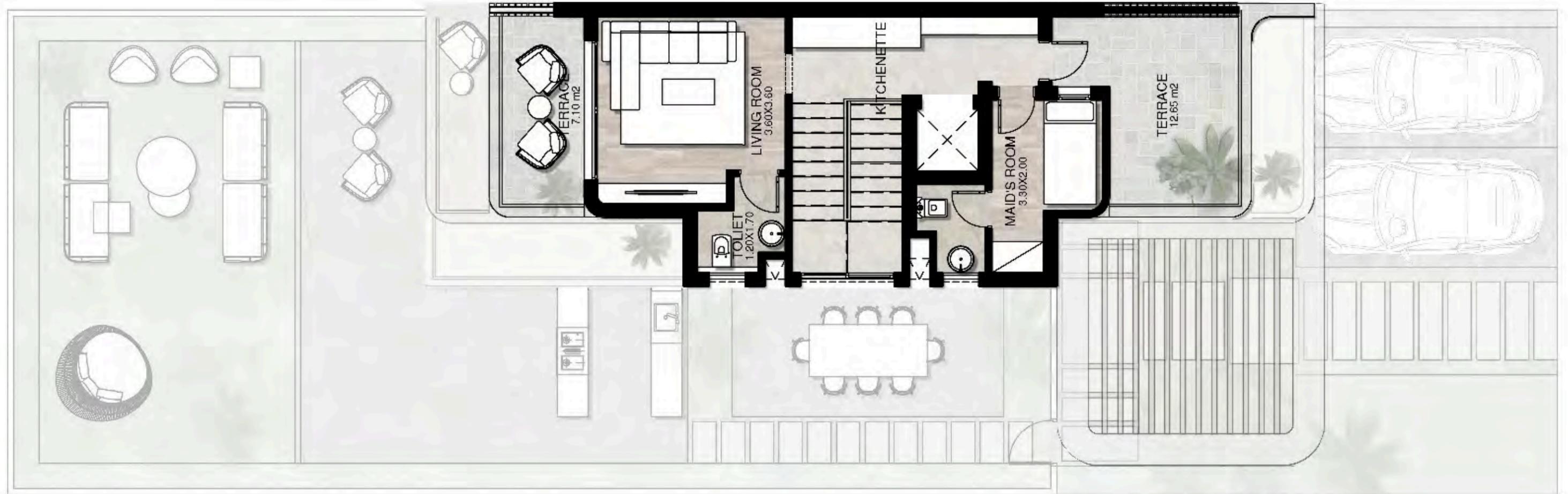
SECOND FLOOR PLAN

Starting from 289 m2
+Roof Terrace 20 m2

KŪN HOUSE

CORNER

FLOOR PLANS



ROOF FLOOR PLAN

Starting from 289 m2
+Roof Terrace 20 m2



KŪ HOUSE

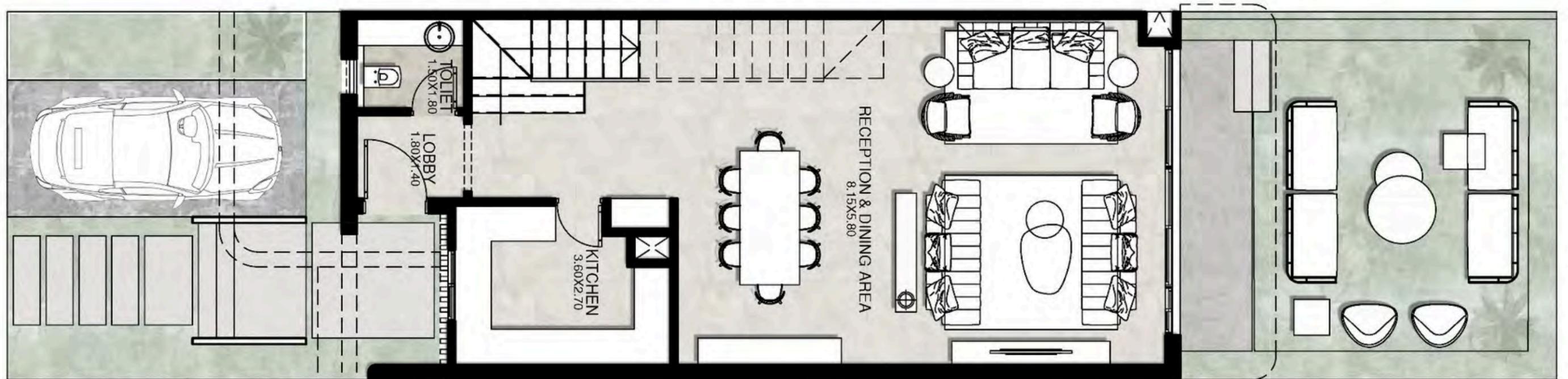
Introducing our KŪ House timeless Residence, a sophisticated three-level home that includes four elegantly appointed rooms and a spacious reception and dining area. Designed for comfort, it features a stunning rooftop terrace, perfect for enjoying breathtaking views and tranquil moments. Experience refined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

Developed in
Mostakbal City

KŪ HOUSE

MIDDLE

FLOOR PLANS



GROUND FLOOR PLAN

Starting from 226m² +
Roof terrace 40m²

KŪ HOUSE

MIDDLE

FLOOR PLANS



FIRST FLOOR PLAN

Starting from 226m² +
Roof terrace 40m²

KŪ HOUSE

MIDDLE

FLOOR PLANS



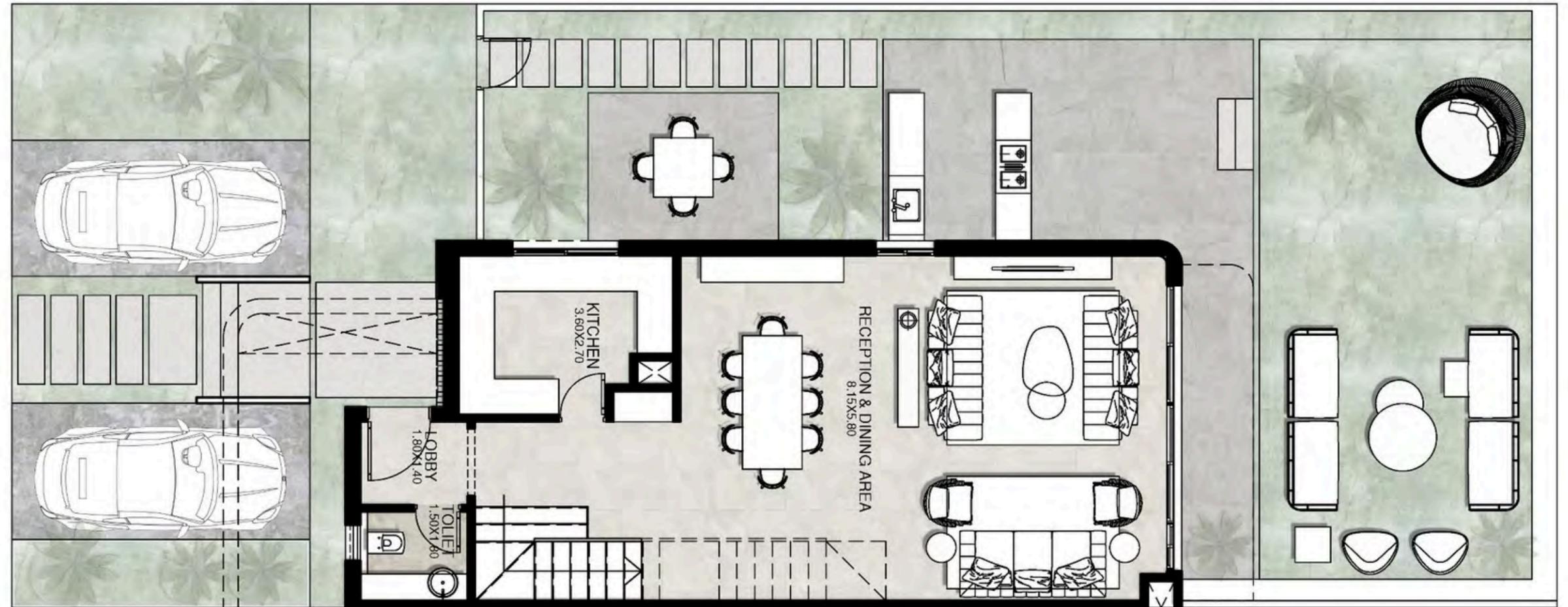
ROOF FLOOR PLAN

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KŪ HOUSE

CORNER

FLOOR PLANS



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KŪ HOUSE

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FLOOR PLANS



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FLOOR PLANS



ROOF FLOOR PLAN

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Ū HOUSE

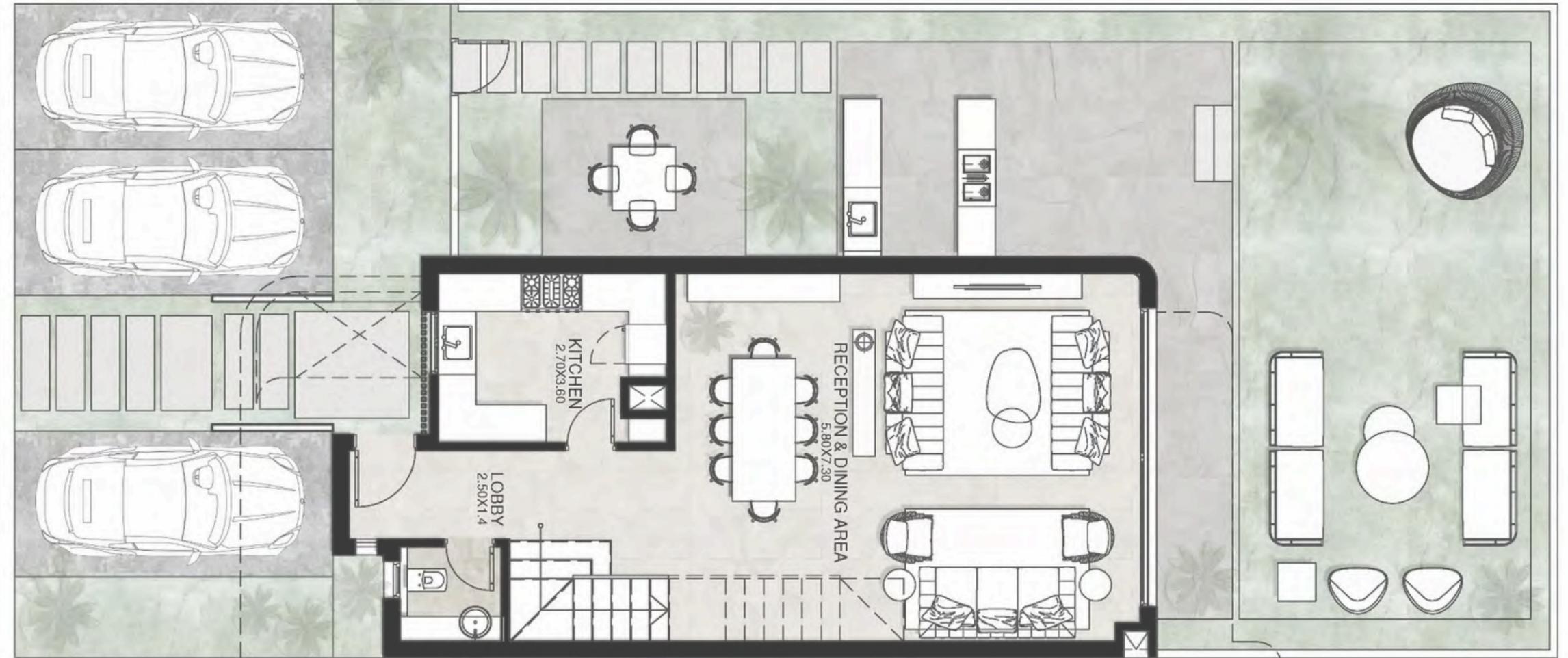
Presenting our elegantly designed Ū House, featuring three comfortable bedrooms and a luxurious master suite within an efficient layout. This home seamlessly integrates indoor and outdoor living, complete with a serene garden and a rooftop terrace ideal for relaxation. Experience a modern, functional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

Developed in
Mostakbal City

Ū HOUSE

CORNER

FLOOR PLANS



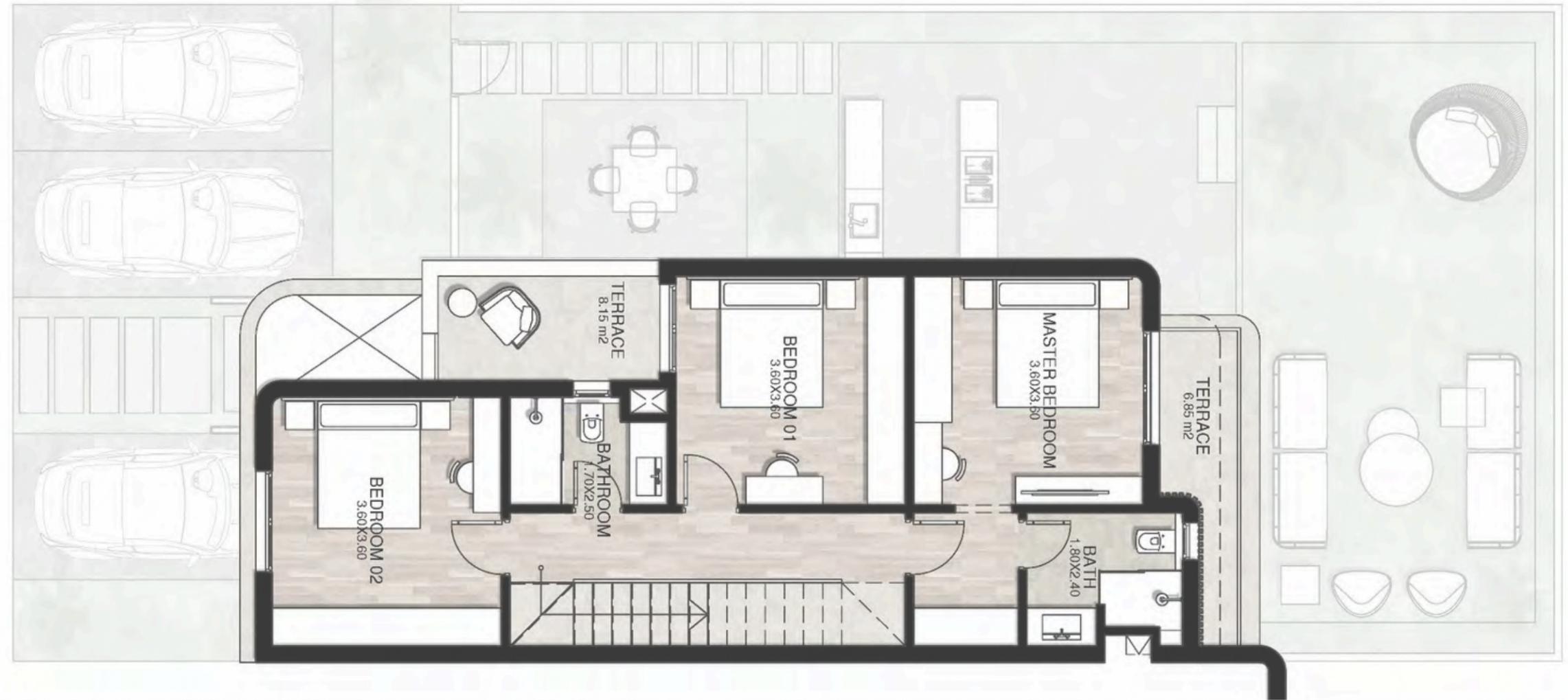
GROUND FLOOR PLAN

Starting from 201m² +
Roof Terrace 42 m²

Ū HOUSE

CORNER

FLOOR PLANS



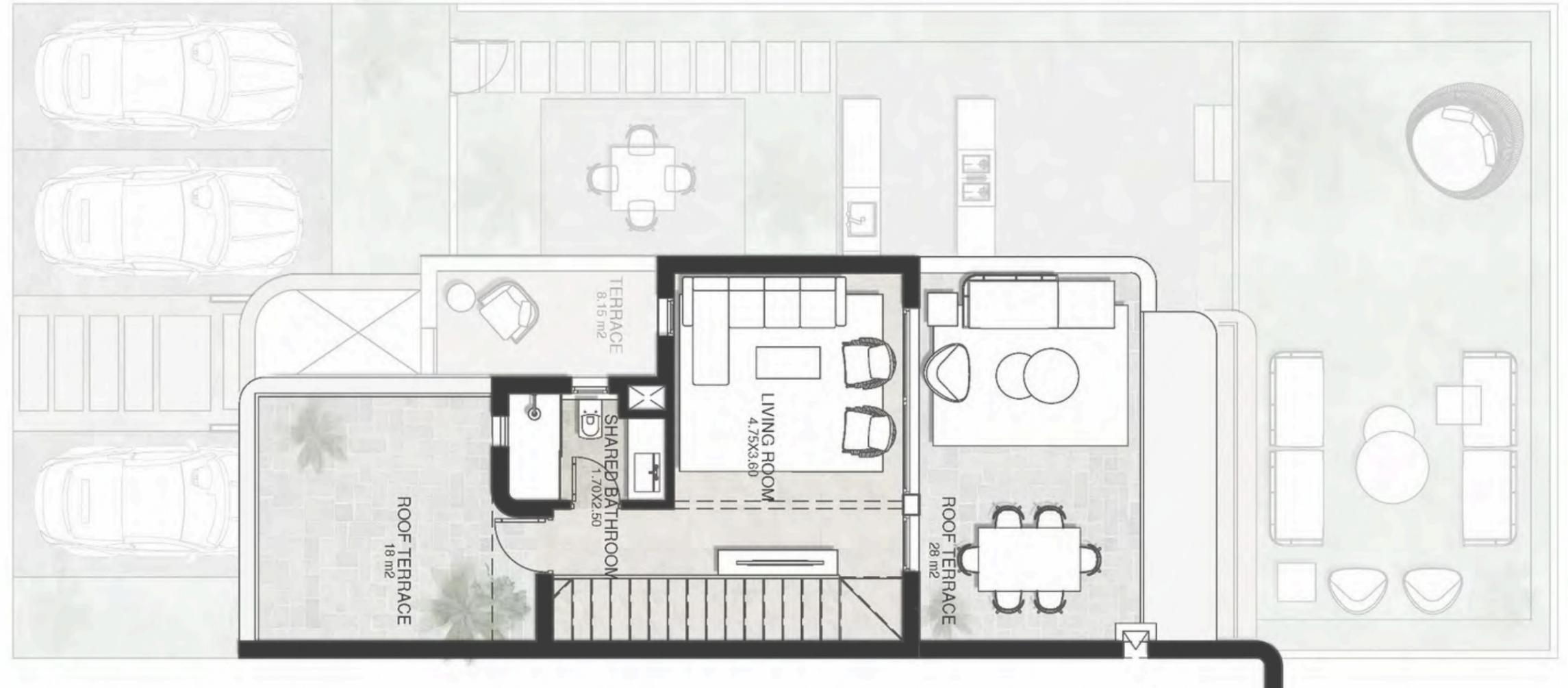
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Ū HOUSE

CORNER

FLOOR PLANS



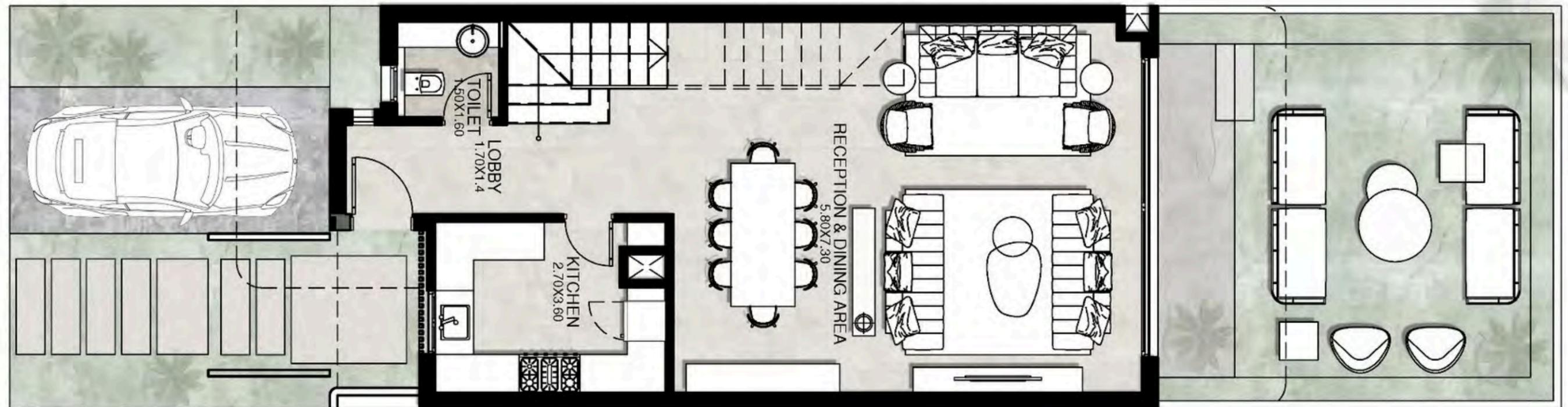
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Roof Terrace 42 m²

Ū HOUSE

MIDDLE

FLOOR PLANS



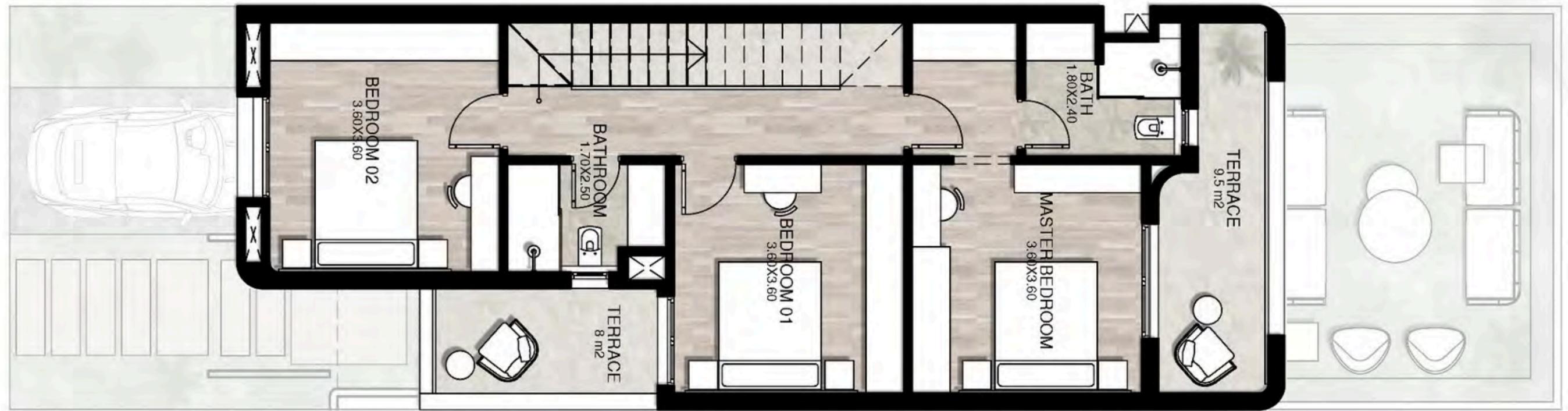
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Ū HOUSE

MIDDLE

FLOOR PLANS



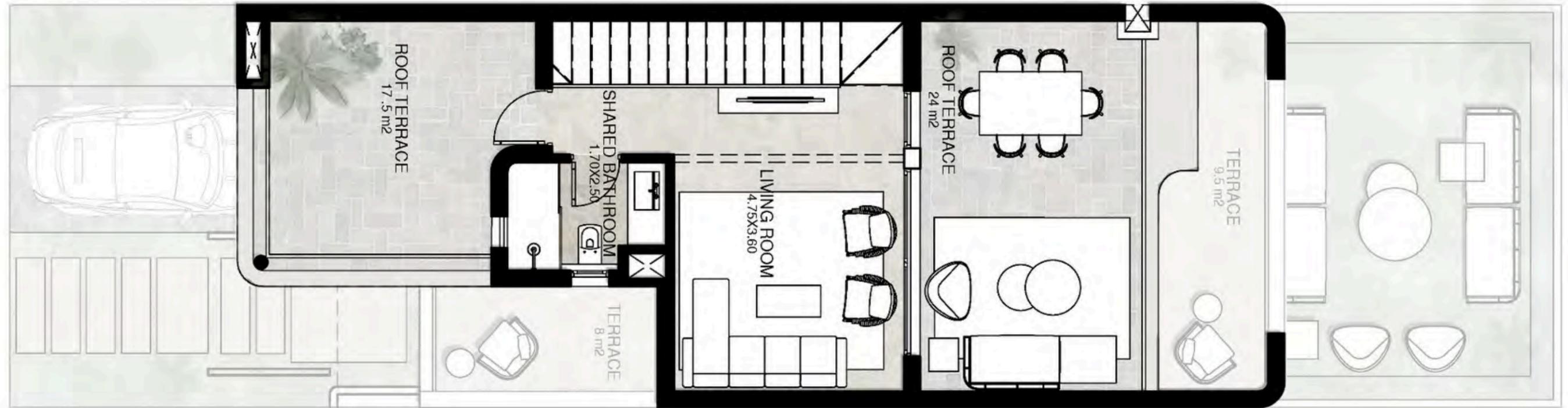
FIRST FLOOR PLAN

Starting from 201m2 +
Roof Terrace 42 m2

Ū HOUSE

MIDDLE

FLOOR PLANS



ROOF FLOOR PLAN

Starting from 201m² +
Roof Terrace 42 m²



N HOUSE

Welcome to the N House — a refined three-level residence thoughtfully designed for modern living. This elegant home offers four luxurious master bedrooms, expansive reception and dining areas, and the perfect blend of comfort and sophistication. The N House redefines contemporary elegance.

Developed in
Mostakbal City

N HOUSE

CORNER

FLOOR PLANS



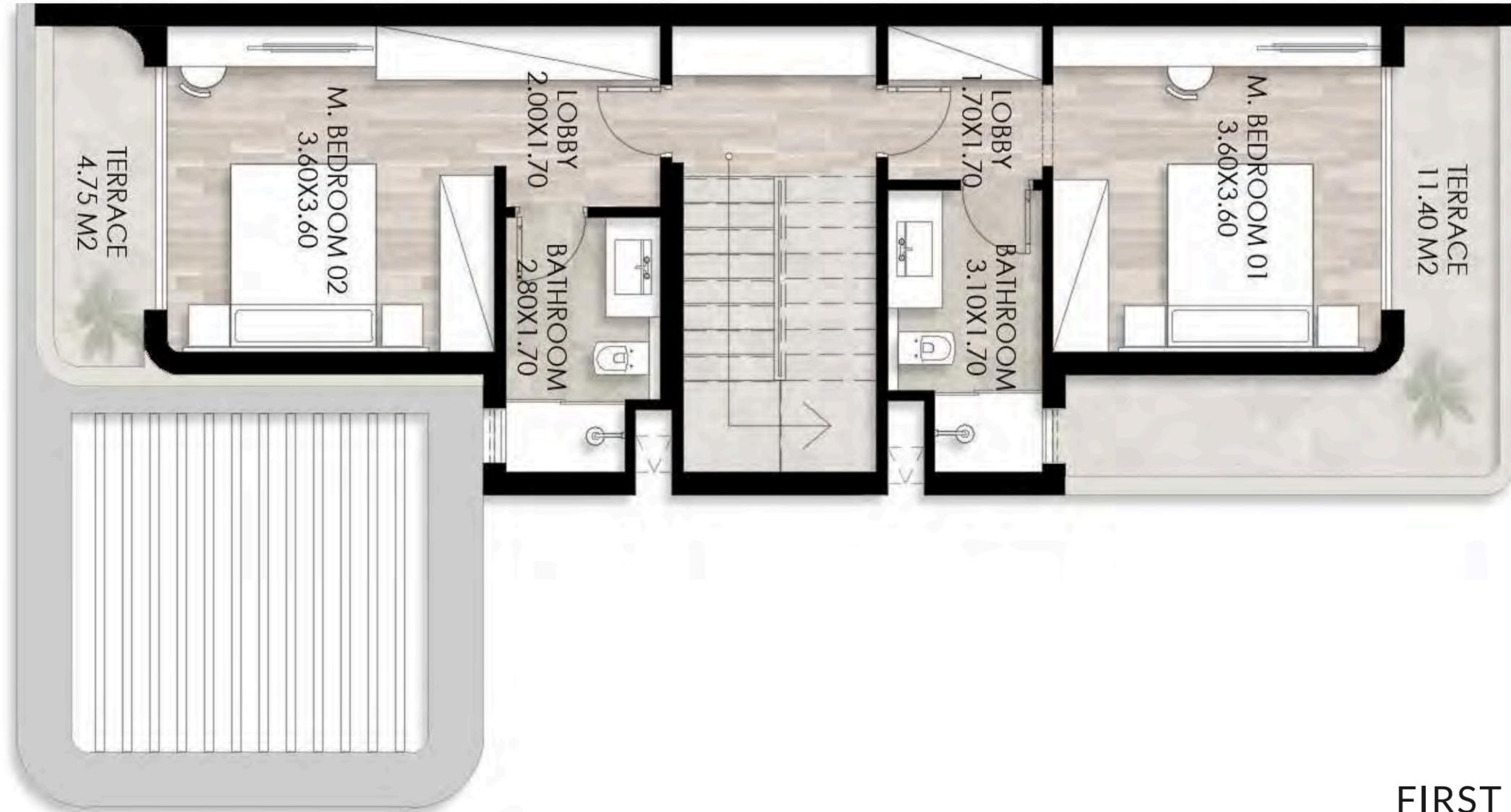
GROUND FLOOR PLAN

Starting from 240 m²
+Roof Terrace 8 m²

N HOUSE

CORNER

FLOOR PLANS



FIRST FLOOR PLAN

Starting from 240 m2
+Roof Terrace 8 m2

N HOUSE

CORNER

FLOOR PLANS



ROOF FLOOR PLAN

Starting from 240 m2
+Roof Terrace 8 m2

N HOUSE

MIDDLE

FLOOR PLANS



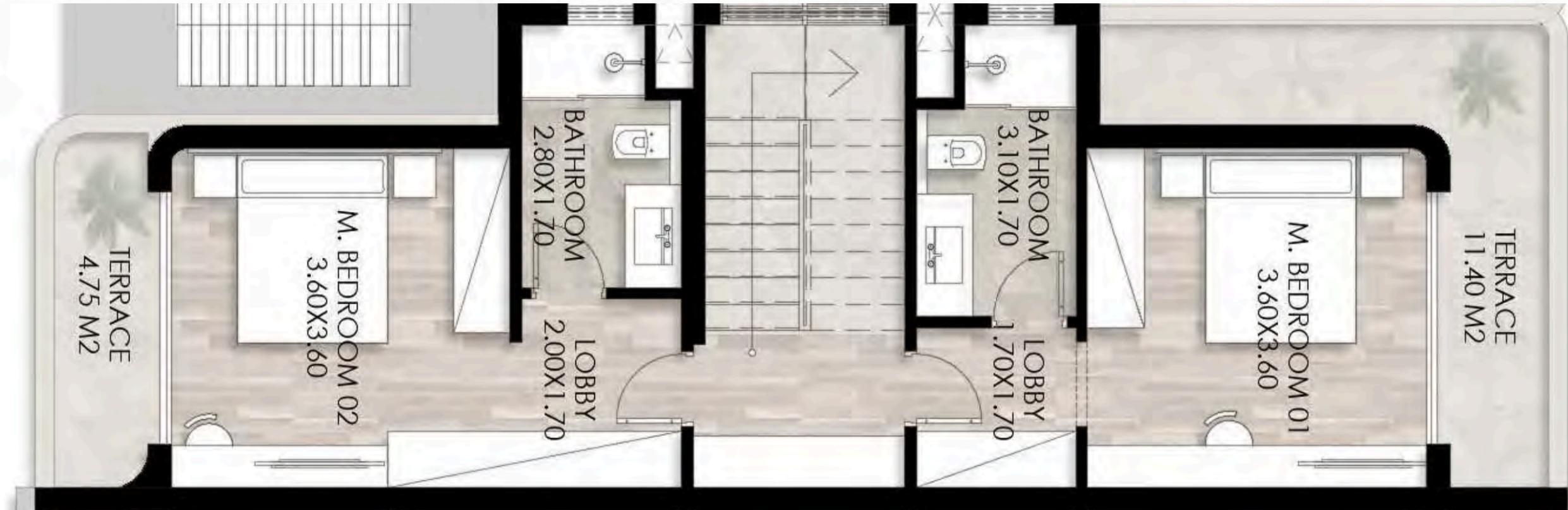
Starting from 135 m2
+Roof Terrace 8 m2

GROUND FLOOR PLAN

N HOUSE

MIDDLE

FLOOR PLANS



FIRST FLOOR PLAN

Starting from 135 m2
+Roof Terrace 8 m2

N HOUSE

MIDDLE

FLOOR PLANS



ROOF FLOOR PLAN

Starting from 135 m²
+Roof Terrace 8 m²

Disclaimer:

- 1- The Masterplan is an artist impression, Actual product may vary.
- 2- All materials and drawings are approximate, information is subject to change without notice.
- 3- The Developer reserves the right to make revisions and changes accordingly.



NEW BEGINNINGS UNFOLD

kukūn

Thank you