

kukūin

NEW BEGINNINGS UNFOLD



TLD

At TLD, we create thoughtfully designed neighborhoods that encourage intentional living making every choice the right one. Rooted in hospitality, we craft functional yet soulful spaces that enhance well-being, foster connection, and elevate everyday life



The right perspective

YOUR PERFECT DESTINATION

We took it upon us to completely change the game within our vigorously growing real estate industry.

A Project by

TLD¹



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KUKŪN is where luxury meets purpose a haven of elegance, comfort, and personal expression.

YOUR PERFECT DESTINATION

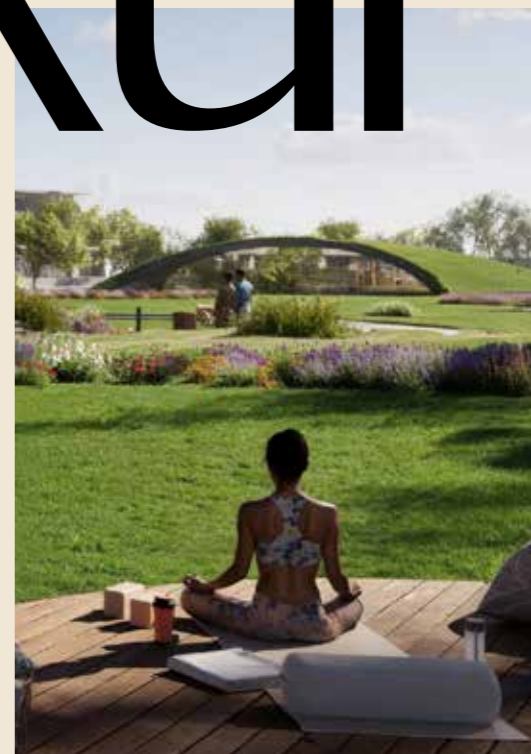
ELEVATED BY
REFINED ARCHITECTURE

LIFE,
UNINTERRUPTED

ABOUT

kukūn

A wellness-integrated boutique compound in the heart of Mostakbal City, Kukūn is designed to balance privacy and community through refined architecture and a lifestyle-driven vision. Spanning 20 acres, the development is shaped around landscaped valleys, a central lake, and a wellness-focused clubhouse creating an environment that encourages connection, calm, and belonging.



A Project by

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LOCATION MAP

PERFECTLY POSITIONED WITHIN THE HEART OF THE NEW EAST. MINUTES FROM EVERYTHING THAT MATTERS.

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



YOUR PERFECT DESTINATION

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YOUR WORLD, WITHIN

AN OPEN, EXTROVERTED MASTER PLAN CENTERED AROUND A GREEN VALLEY AND A CENTRAL CANAL THAT SHAPES THE COMMUNITY'S LAYOUT. THE DEVELOPMENT INCLUDES 156 TOWNHOUSES WITH ONLY 16% BUILT FOOTPRINT, ALLOWING OPEN SPACE TO TAKE PRECEDENCE. FOUR TOWNHOUSE TYPES ACCOMMODATE DIFFERENT LIFESTYLES.





THE PROJECT

PROJECT AMENITIES



CLUBHOUSE



KIDS AREA



KINDERGARTEN



WELLNESS CENTER



RELAXING ZONE



ARTS AND CRAFTS AREA



BBQ AREA



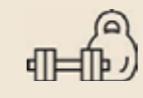
JOGGING TRACKS AND BIKE LANES



WORK SPACES



SWIMMING POOLS



OUTDOOR GYM

ELEVATED **3.3M**
HEIGHT CEILING

OPEN LANDSCAPE
UP TO **195M**

90% OF UNITS
FACING NORTH

LOW DENSITY: **34**
PERSON/ACRE VS. **120**

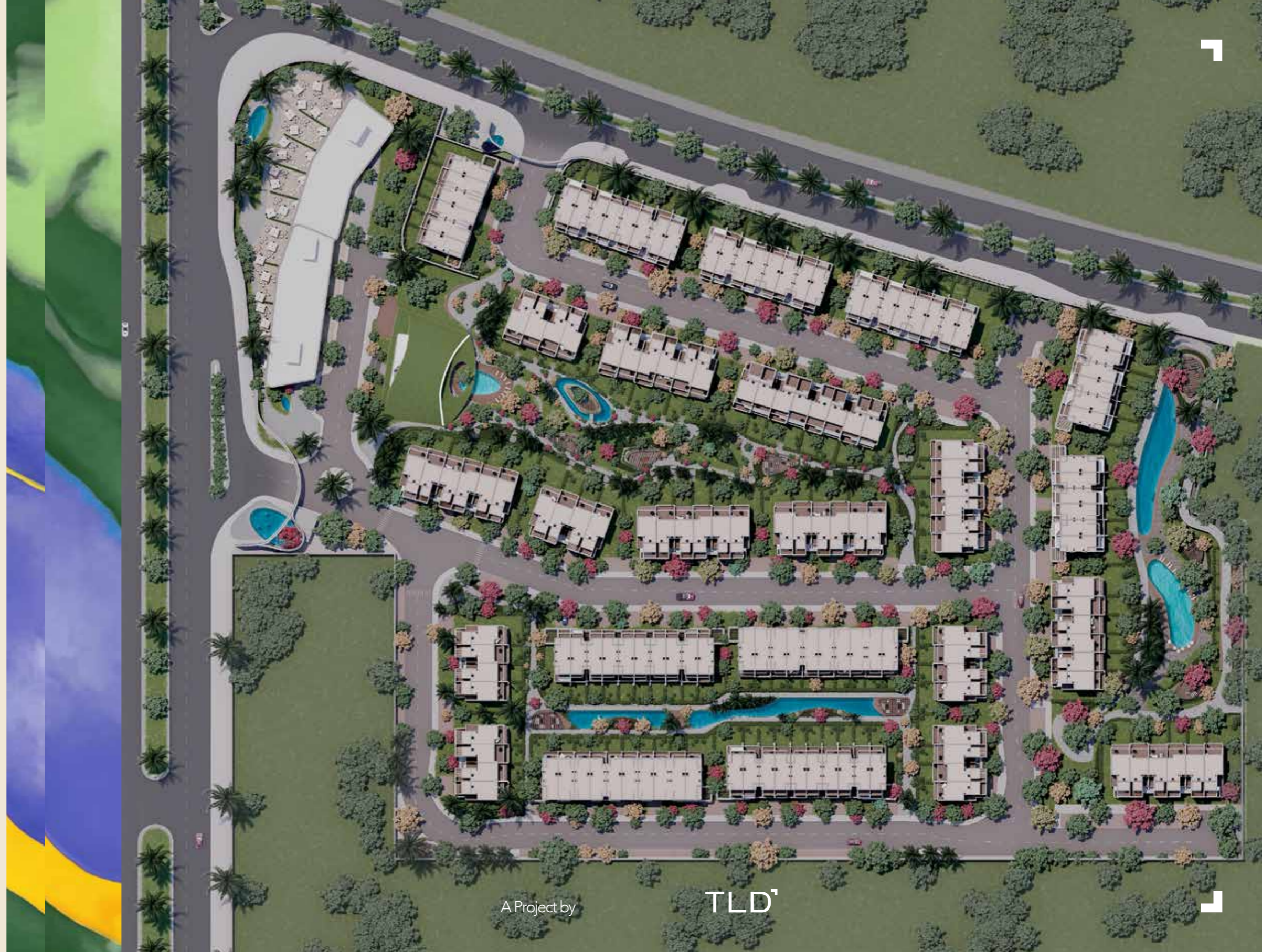
KUKUN CLUBHOUSE

THE KUKŪN WELLNESS INTEGRATED CLUBHOUSE UNFOLDS AS A SANCTUARY WHERE ARCHITECTURE EMBRACES MINDFUL LIVING.



THE PROJECT
MASTERPLAN

YOUR PERFECT DESTINATION



A Project by

TLD'



DESIGNED BY LAB59

Lab59 Architects is an international boutique architectural design studio founded in 2017



LAB59 is a design studio specializing in **innovative concepts** for real estate developers. The studio has quickly gained recognition across the Middle East for its distinctive, **forward-thinking** projects.



Spanning **20 acres**, KUKŪN balances privacy and community with a curated mix of **townhouses**, each designed to foster connection and a sense of belonging.



THE PROJECT
TYPES

YOUR PERFECT DESTINATION

A Project by

T.D'



WELCOME
TO THE THREE-LEVEL
RESIDENCE
TYPE A

THOUGHTFULLY DESIGNED FOR
MODERN LIVING.

Starting from **209 M²** + Roof Terrace **7 M²**

This elegant home offers four luxurious master bedrooms, expansive reception and dining areas, and the perfect blend of comfort and sophistication.

kukūn

YOUR PERFECT DESTINATION

A Project by

TLD¹

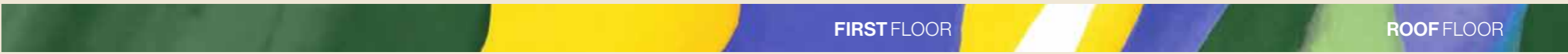
50% dedicated to green
spaces and public services.

TYPE A CORNER

STARTING FROM **209 M²**
+ ROOF TERRACE **7 M²**



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TYPE A MIDDLE

STARTING FROM **204 M²**
+ ROOF TERRACE **12 M²**



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FIRST FLOOR

ROOF FLOOR

kukūn

WELCOME
TO THE FEATURING THREE BEDROOMS
AND A MASTERSUITE
TYPE B

THOUGHTFULLY DESIGNED FOR
MODERN LIVING.

Starting from **201 M²** + Roof Terrace **42 M²**

This home seamlessly integrates indoor and outdoor living, complete with a serene garden and a rooftop terrace ideal for relaxation

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YOUR PERFECT DESTINATION

A Project by

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TYPE B CORNER

STARTING FROM **205 M²**
+ ROOF TERRACE **46 M²**



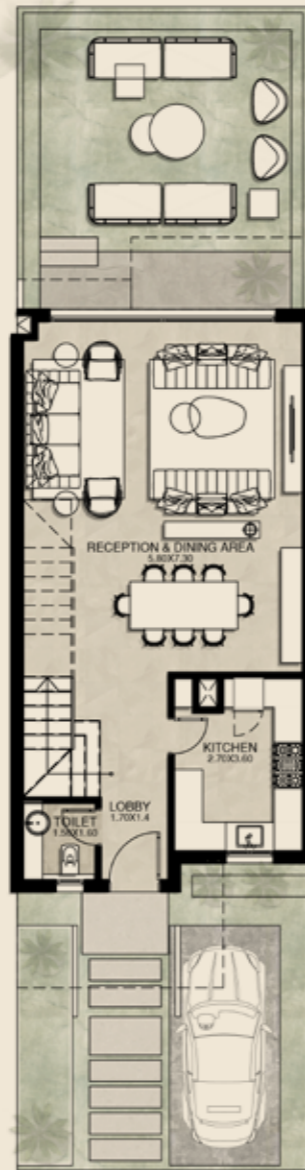
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TYPE B MIDDLE

STARTING FROM **204 M²**
+ ROOF TERRACE **43 M²**



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WELCOME
TO THE A THREE-LEVEL
TOWNHOUSE
TYPE C

THOUGHTFULLY DESIGNED FOR
MODERN LIVING.

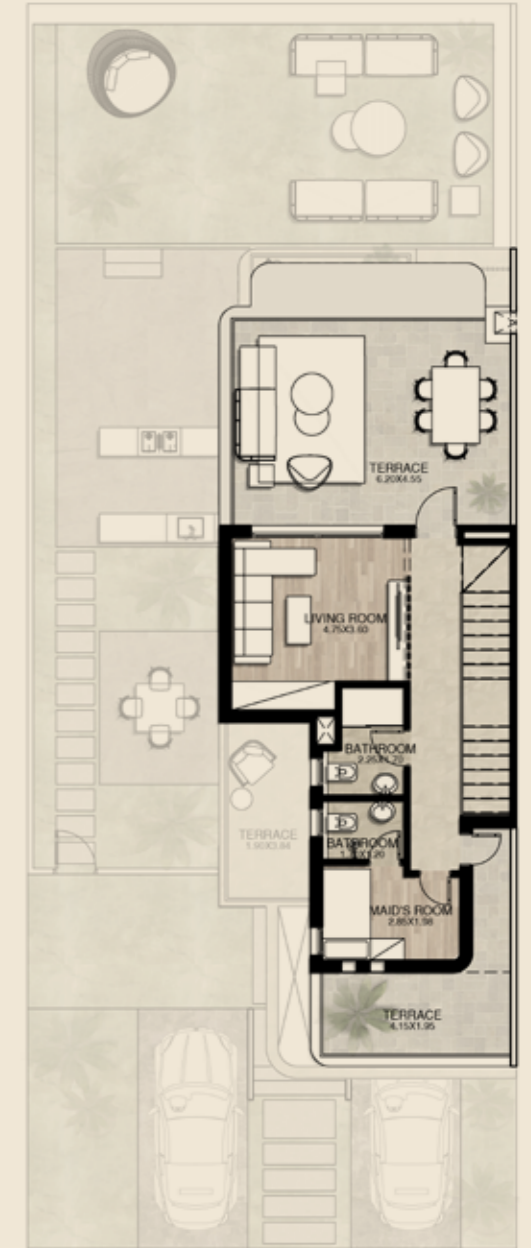
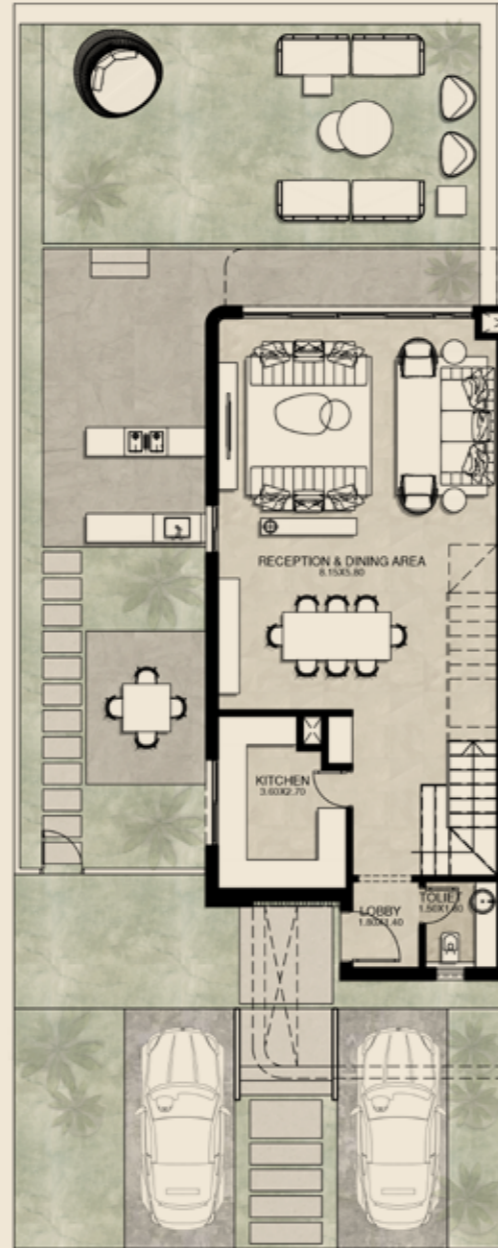
Starting from **201 M²** + Roof Terrace **42 M²**

This home seamlessly integrates indoor and outdoor living, complete with a serene garden and a rooftop terrace ideal for relaxation

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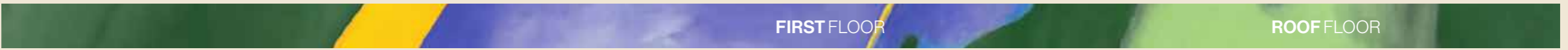
TYPE C CORNER

STARTING FROM **234 M²**
+ ROOF TERRACE **39 M²**



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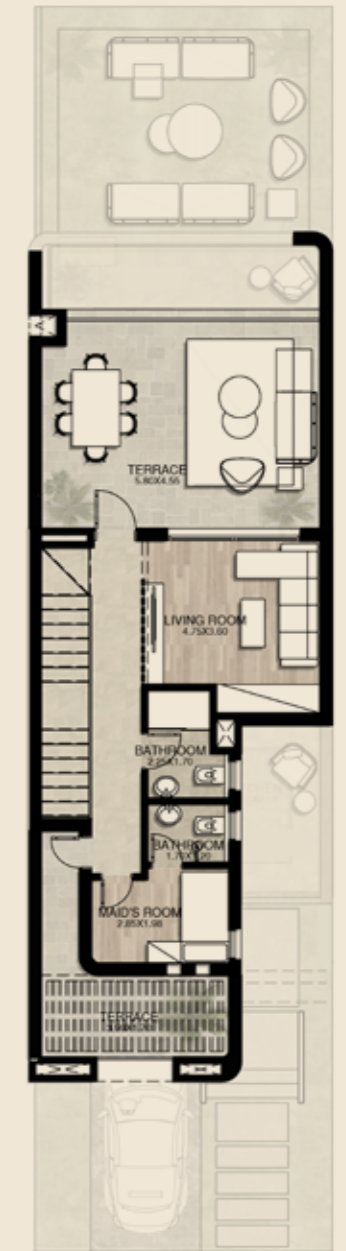
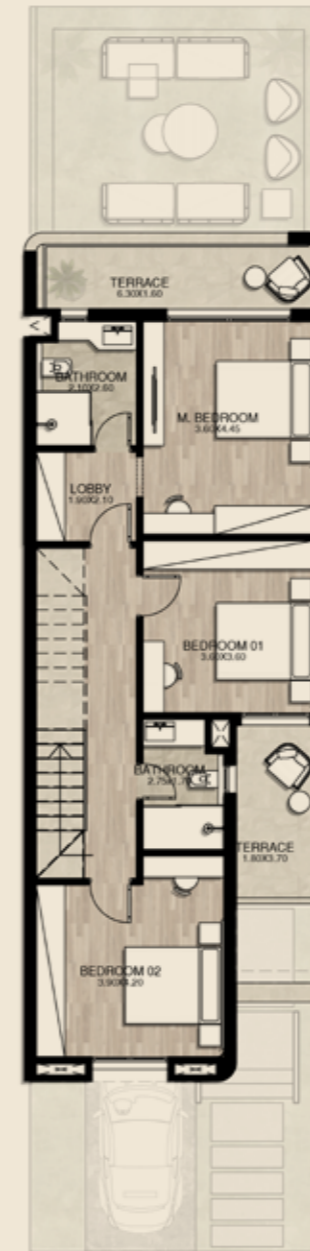
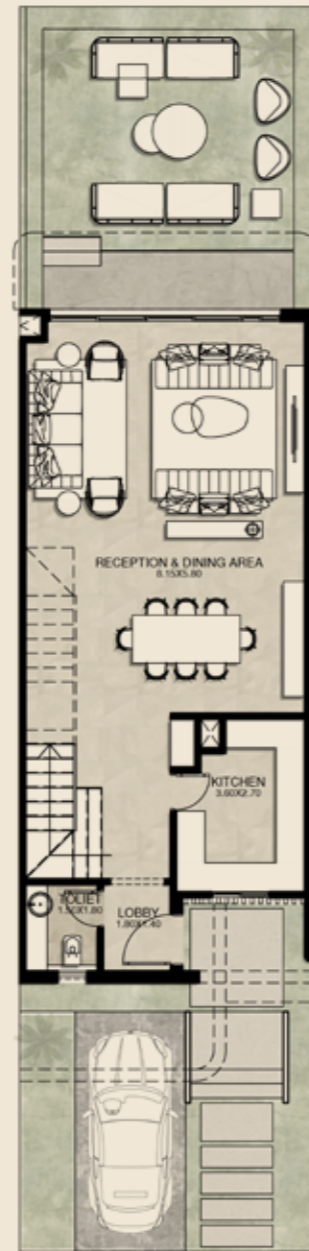


FIRST FLOOR

ROOF FLOOR

TYPE C MIDDLE

STARTING FROM **229 M²**
+ ROOF TERRACE **41 M²**



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WELCOME
TO THE ACROSS GROUND
PLUS THREE FLOORS
TYPE D

THOUGHTFULLY DESIGNED FOR
MODERN LIVING.

Starting from **288 M²** + Roof Terrace **20 M²**
This home seamlessly integrates indoor and outdoor living, complete with a serene garden and a rooftop terrace ideal for relaxation

kukūn

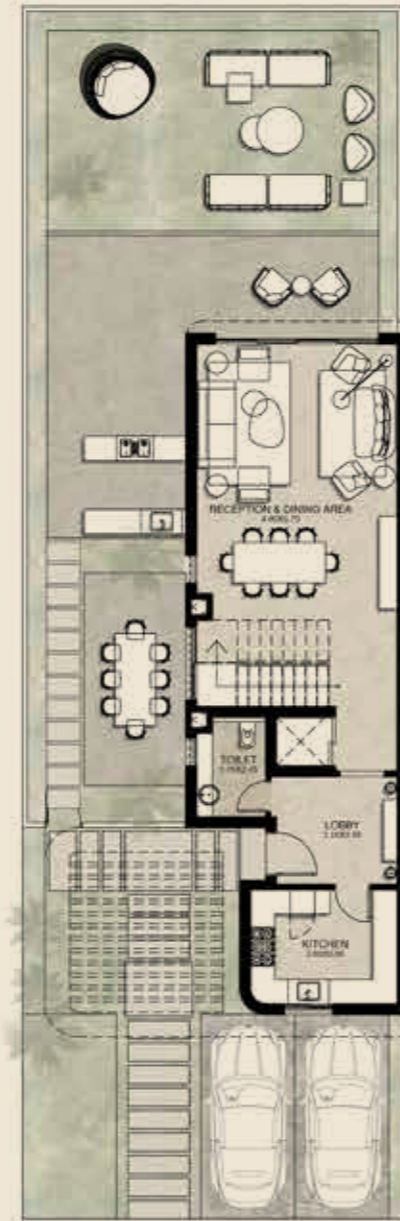
YOUR PERFECT DESTINATION

A Project by

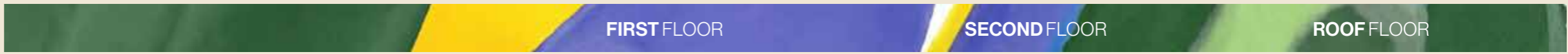
TLD'

TYPE D CORNER

STARTING FROM **288 M²**
+ ROOF TERRACE **20 M²**

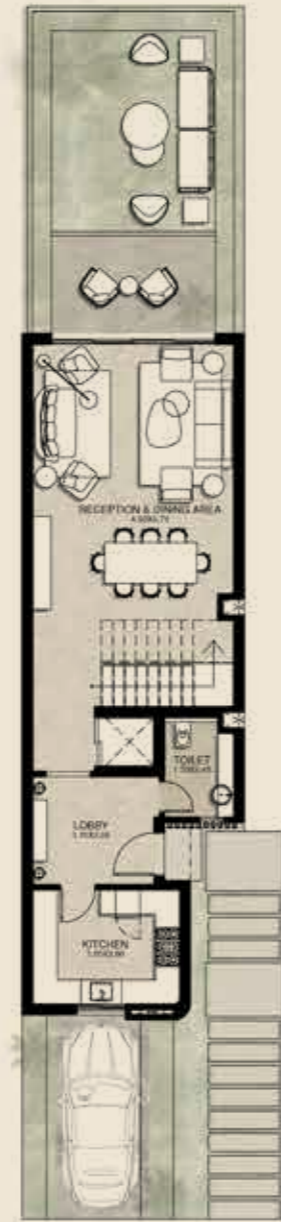


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TYPE D MIDDLE

STARTING FROM **283 M²**
+ ROOF TERRACE **20 M²**



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FIRST FLOOR

SECOND FLOOR

ROOF FLOOR

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A PROJECT BY TLD¹
WWW.THELANDDEVELOPERS.COM
16170