Koun

RAS EL HIKMA

MABANY EDRIS®

THE REAL SAHEL VIBE



EXPERIENCE THE ORIGINAL SAHEL

Located in the breathtaking Ras El Hikma area, Koun is meticulously designed to cater to the needs of genuine summer enthusiasts. It is the perfect abode for the original Sahel-loving community, offering an authentic experience that truly lives up to its name, which means “to be” in Arabic.

Koun encourages individuals to unwind and bask in the essence of a relaxing summer, leaving behind the pressures and obligations of daily life and fully embracing the moment.

Scheduled for delivery in 2027, Koun is reviving the golden era of Sahel, encompassing an area of 106 feddans with a beachfront of 34,000 m^2, lagoons spanning 10 feddans, and a built-up area constituting just 15% of the total area.

A SOUGHT-AFTER LOCATION

Situated in the idyllic Ras El Hikma area, Koun boasts an unparalleled location in the heart of the bay, the most awe-inspiring beach on the North Coast, conveniently located just a few minutes away from all the popular destinations. Koun is positioned at KM 201 and is accessible from Cairo Alex, Al Alamein, and El Dabaa Roads, offering easy access to and from the destination.



DESIGN CONCEPT

Koun's architecture seamlessly blends Mediterranean warmth with contemporary simplicity, proving that practicality and beauty can coexist harmoniously.

Our signature Lagoon Condos epitomize the concept of a modern summer retreat, elevating it to the next level. At Koun, we have crafted smart and functional living spaces that cater to all your needs, removing the unnecessary and creating a cosy ambiance that feels like home. Our signature Lagoon Condos are perfect for families of all sizes and needs, providing intelligently designed spaces that meet every requirement.

Each unit boasts an unobstructed view of the stunning lagoons, providing a breathtaking sight from every angle. Regardless of the phase, every unit overlooks the lagoons, offering a picturesque and serene environment. With a scenic and levelled landscape, Koun's highest point stands at 30 metres above sea level, ensuring a clear view of the sea.




1 Clubhouse
2 Boutique Hotel
3 Sports Courts
4 Commercial Strip
5 Mosque
6 Facility Management Offices
W
N
S
E



MORE THAN JUST A BEACH

At Koun, you can wind down with your loved ones at the commercial strip, which features some of the biggest names in the foodie scene. This leisure area also offers a range of beach-ready fashion, a fully-equipped market offering fresh produce, a medical centre, and banking facilities.

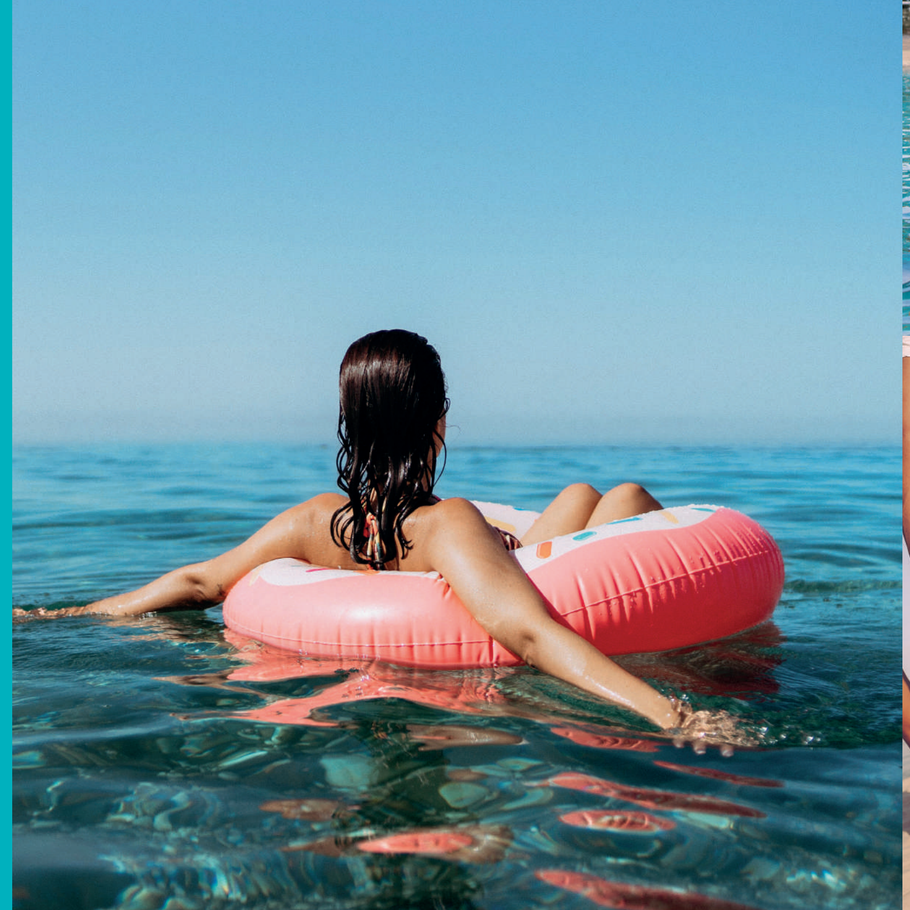
It's the perfect place to unwind and indulge in a delicious meal. Whether you're looking for a gourmet meal, a quick bite, or some retail therapy, Koun's commercial strip has it all.

UNLOCK YOUR SUMMER POTENTIAL

Koun offers a luxurious and comfortable lifestyle. Situated in the heart of the North Coast, offering spectacular waterfront views from every unit, you can indulge in the captivating scenery of the lagoon, sea, or both from your living space. Koun's exceptional beach and stunning lagoons provide a luxurious and all-encompassing experience that lets you live each day to the fullest.

In the heart of the North Coast's finest bay, Koun provides 100% waterfront units, ensuring that you can enjoy a stunning view throughout the day. The units' views are diverse, ranging from lagoon views, sea views, to views of both the lagoon and sea.

Wake up every morning to the tranquil sound of the sea and enjoy your day exploring the possibilities of beach and water activities, indulging in a delectable meal at the commercial strip, or simply relaxing in the comfort of your own stylish and modern unit with panoramic views. With Koun, every day is an opportunity to live life to the fullest.







LEISURE AND RECREATION

Whether you're looking for an adrenaline-pumping adventure, a relaxing session, or a fun-filled day of beach games, Koun has something for everyone.

With our huge lagoon and beachfront, you can enjoy a wide range of water activities available all around you, from jet skiing and pedal boating to parasailing.

Add a new flavor to your time on the beach with a huge variety of beach activities to make your summer more active, from beach volleyball and football to all day racketball matches, allowing you to show off your moves.

As for the easy-going, beach chillers, Koun can be the perfect place for you to seek your inner peace and escape the hustle and bustle of the busy city life. Whether you're on the beach or at the beach, you can still join any of our ongoing yoga and meditation classes or simply go for a light exercise to keep you in shape.





FACILITIES AND AMENITIES

- Swimming Pools
- Sports Courts
- Bike Lane
- Kids Area
- Clubhouse
- Water Features
- Supermarket
- Clinic
- Mosque
- Facility & Community Management Office
- Landscape
- Golf Cars Transportations
- Boutique Hotel
- Golf Car Transportation to the Beach
- Facility Management:
  - Housekeeping
  - Laundry Service
  - Security Personnel
  - Security Cameras





LAGOONS

Koun is a blue paradise, designed with the water in mind. With a vast area of 10 feddans, every unit offers breathtaking views of swimmable lagoons. You can enjoy kayaking on all lagoons, which can also be used as a means of transportation, adding an extra element of fun and adventure to your day.

Imagine waking up every morning to the serene and calming sound of the tranquil and turquoise waters just steps away from your bed. You can take a refreshing dip in the waters of your picturesque view and immerse yourself in the beauty, peace, and serenity. At Koun, you can truly experience the ultimate in waterfront living.





FULLY FINISHED SMART UNIT SIZES



LAGOON CONDOS

At Koun, we value and understand the unique needs and preferences of our clients. That's why we offer a selection of seven different unit types, ranging from 60 m^2 up to 155 m^2, spread across three phases. You can choose the unit size, design, and location that perfectly fit your lifestyle.

We believe that summer is meant for fun, and we want to make your experience as hassle-free as possible. That's why every unit is fully finished to the highest standards; all you have to do is bring in your furniture and start enjoying the summer right away.



TYPE **A**
FRONT SIDE

CONDOS & PENTHOUSES

TYPE **A**
LAGOON SIDE

CONDOS & PENTHOUSES





TYPE **B**
FRONT SIDE

CONDOS & PENTHOUSES

TYPE **B**
LAGOON SIDE

CONDOS & PENTHOUSES





TYPE **C**
FRONT SIDE

CONDOS & PENTHOUSES

TYPE **C**
LAGOON SIDE

CONDOS & PENTHOUSES





TYPE **DUPLEX** LAGOON SIDE



100% OF UNITS ARE WATERFRONT

PARTNERS IN SUCCESS

Partnering with the best and the most talented, professional and credible architects in Egypt is a significant milestone for Koun as it brings together their expertise and our vision to create a remarkable development that offers a fusion of practicality and elegance. Their extensive experience in designing residential and community-based projects guarantees that Koun is thoughtfully designed with attention to detail, functionality, and aesthetics, providing a one-of-a-kind and top-notch living experience for its residents.

I.El-Habrouk
A.R.C.H.I.T.E.C.T.S

rabbit

Wasak
communications

Vanilla
STUDIO

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