

A photograph of turquoise water meeting a sandy beach with white foam. The water is clear and vibrant, with ripples and reflections of light. The sand is a warm, golden-brown color, and the foam is a soft, white color. The overall scene is serene and tropical.

Kouin
RAS EL HEKMA





EXPERIENCE THE ORIGINAL SAHEL

Located in the breathtaking Ras El Hekma 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 2028, Koun is reviving the golden era of Sahel, encompassing an area of 106 feddans with a beachfront of 34,000 m², 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 Hekma 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 and Sea View 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 and Sea View 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 sea or lagoons, providing a breathtaking sight from every angle. Regardless of the phase, every unit overlooks the sea or lagoons, offering a picturesque and serene environment. With a scenic and levelled landscape, Koun's highest point stands at 34 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



Disclaimer:
 All diagrams are for illustrative purposes only. All renders and landscaping visuals, materials, and facades listed within this brochure are for indicative purposes only and could be subject to minor changes. Mabany Edris reserves the right to make non-fundamental changes to the designs provided herein.



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 fullyequipped 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 & 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 & 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





BEACH

Welcome to Ras El Hekma, where the unspoiled, sun-kissed beaches, crystal-clear waters, and breathtaking vistas encapsulate the allure of the Mediterranean Sea. Here, at Ras El Hekma, awaken to the gentle rhythm of waves caressing the shore, and immerse

yourself in the sea's symphony, where each ripple whispers ancient secrets and endless dreams. In this haven of coastal bliss, surrender to the mesmerizing temptations of the shoreline as you embark on a journey of discovery and magic.



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.

LAGOONS



UNDERGROUND PARKING

The most memorable summer experiences are those that are hassle-free, allowing you to focus solely on relaxation and recreation. That's why, at Koun, we meticulously attend to every detail to ensure we offer you a one-of-a-kind summertime experience. We

proudly introduce the first and currently only underground parking facility in Egypt's North Coast. Say goodbye to parking woes and embrace every moment without the hassle of searching for parking spots.



***100% OF UNITS
ARE WATERFRONT***



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 m² up to 155 m², 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.

LAGOON CONDOS



SEA VIEW CONDOS

In the serene tranquility of early morning, there is no greater allure than waking up to the sight of the Mediterranean's waves caressing the shores of pristine golden sands. That's precisely why we've situated our sea-view condos atop the highest elevation (34m above sea level) in Koun Ras El Hekma, offering one of

the most unparalleled vistas within the project. These extraordinary units boast captivating views of both the sea and lagoon, available in configurations of 1, 2, and 3 bedrooms within the "Ground +2" and "Ground +3" layouts, ensuring ample space for your ideal coastal retreat.



Summer memories aren't just made on the beach and in the tranquil waters; they're also crafted in the company of family, friends, and loved ones. Koun Sea View Villas provide the perfect setting to cultivate these cherished experiences, boasting 100%

picturesque sea-view units available in three distinct types tailored to meet your diverse requirements and preferences. Each option promises an exceptional blend of luxury and comfort, ensuring your coastal retreat is nothing short of extraordinary.

SEA VIEW VILLAS



**FULLY FINISHED
SMART UNIT SIZES**

TYPE A - G+2
FRONT SIDE
CONDOS AND PENTHOUSES





TYPE A - G+2
LAGOON SIDE
CONDOS AND PENTHOUSES

TYPE A - G+3
FRONT SIDE
CONDOS AND PENTHOUSES





TYPE A - G+3
LAGOON SIDE
CONDOS AND PENTHOUSES

TYPE B - G+2
FRONT SIDE
CONDOS AND PENTHOUSES





TYPE B - G+2
LAGOON SIDE
CONDOS AND PENTHOUSES

TYPE B - G+3
FRONT SIDE
CONDOS AND PENTHOUSES





TYPE B - G+3
LAGOON SIDE
CONDOS AND PENTHOUSES

TYPE C - G+2
FRONT SIDE
CONDOS AND PENTHOUSES





TYPE C - G+2
LAGOON SIDE
CONDOS AND PENTHOUSES

TYPE C - G+3
FRONT SIDE
CONDOS AND PENTHOUSES





TYPE C - G+3
LAGOON SIDE
CONDOS AND PENTHOUSES



TYPE DUPLEX - LAGOON SIDE

TYPE E
FRONT SIDE
CONDOS AND PENTHOUSES





TYPE E
SEA SIDE
CONDOS AND PENTHOUSES

TOWNHOUSES FRONT SIDE





TOWNHOUSES SEA SIDE

TWIN HOUSES FRONT SIDE





TWIN HOUSES
SEA SIDE

STANDALONE FRONT SIDE





STANDALONE SEA SIDE





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