

A woman with dark hair, wearing a brown knit sweater, is seen from behind, looking up at a vast blue sky filled with seagulls. The sky is a deep, clear blue with some light, wispy clouds. Several seagulls are in flight, their white wings and dark tips visible against the sky. The woman's hands are slightly raised, and her hair is blowing in the wind. The overall mood is serene and open.

KIN

A BOUTIQUE RESIDENCE BY **Imarrae**[™]

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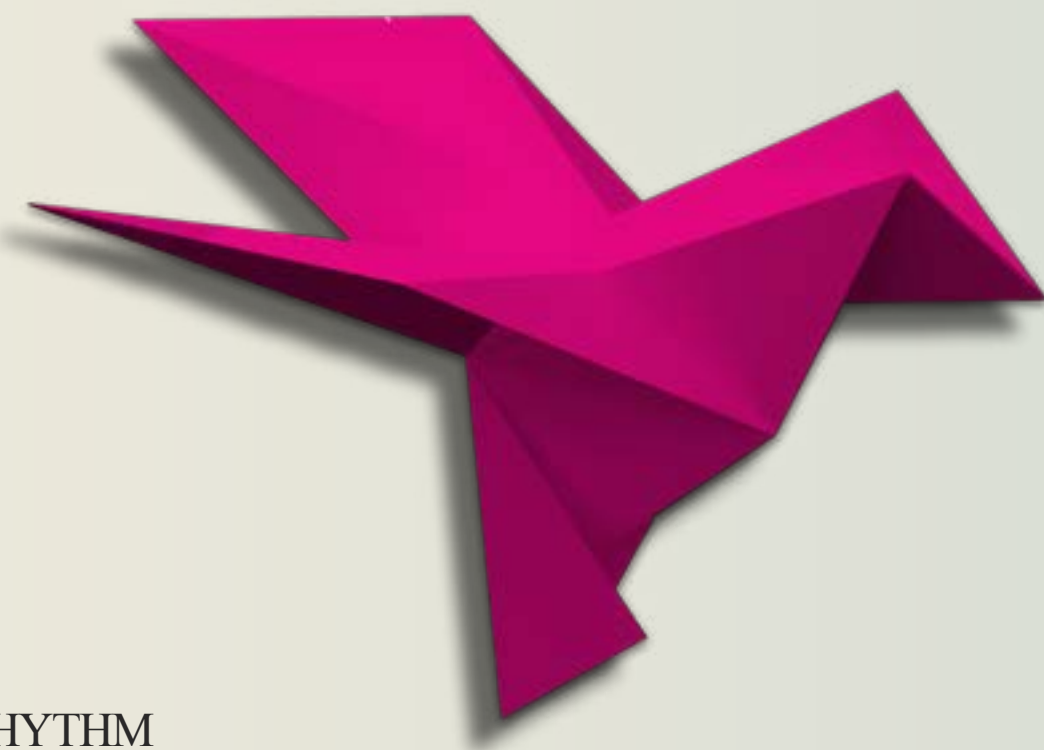
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ABOUT IMARRAE

IMARRAE is a real estate developer with a vision to strategically select and develop the most premium land locations, ensuring unmatched value, long-term growth, & a distinguished presence in every project we launch redefining what it means to live beautifully. with a deep belief that homes should reflect the rhythm of real life, imarrae curates intimate communities built around people, not plans. every project is crafted with an artistic eye, a personal touch, and a commitment to lasting value creating spaces that feel warm, human, and timeless. more than developing properties, imarrae develops experiences that carry a heartbeat.

discovering the beauty
EMBRACE THE BEAUTY
Connection Made Visible
DESIGNED FOR THE FLOW OF LIFE



imarrae™

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ABOUT KIN

The land is strategically located in New Cairo's Al Koronfel District, surrounded by key developments such as El Rehab City and Al- Marasem Fifth Square, Cairo Business Park, Misr Italia. With its excellent accessibility and strong surrounding community, the site stands as a prime destination for a well-balanced mixed-use development.

Positioned between established and newly developed zones, the land holds significant potential for both investment and lifestyle value, serving as a link between vibrant residential neighborhoods and emerging commercial hubs

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WHERE LIFE ALREADY BEATS

KIN

THE TRUE ESSENCE OF TRANSFORMATION
where life begins
TRANSFORM AND BECOME GOLDEN.

(INCLUDING ALL TERRACES 41 m2)



KIN



THE ART OF
TRANSFORMATION FROM IMPERFECTION TO BEAUTY.
MARKED WITH GOLD. A TRANSFORMATION INTO A MASTERPIECE

OUR VISION



20

WHERE PRIVACY MEETS CONNECTION

25

FOUNDATIONS THAT INSPIRE

At Imarrae, vision is more than foresight it is a living force that drives every milestone, every project, and every place we build. Guided by a philosophy rooted in precision, integrity, and innovation, Imarrae continues to shape spaces that transcend function and embody purpose. Each landmark marks not just progress, but a chapter in a journey defined by ambition, crafted with intention, and built to endure.

to strategically select and develop the most premium land locations, ensuring unmatched value, long-term growth, & a distinguished presence in every project we launch.

LOCATION

distance from MAJOR HIGHWAYS and
MAIN ROADS leading to
(KIN)

CAIRO *airport* ROAD

15 MINUTES

suez ROAD

2 MINUTES

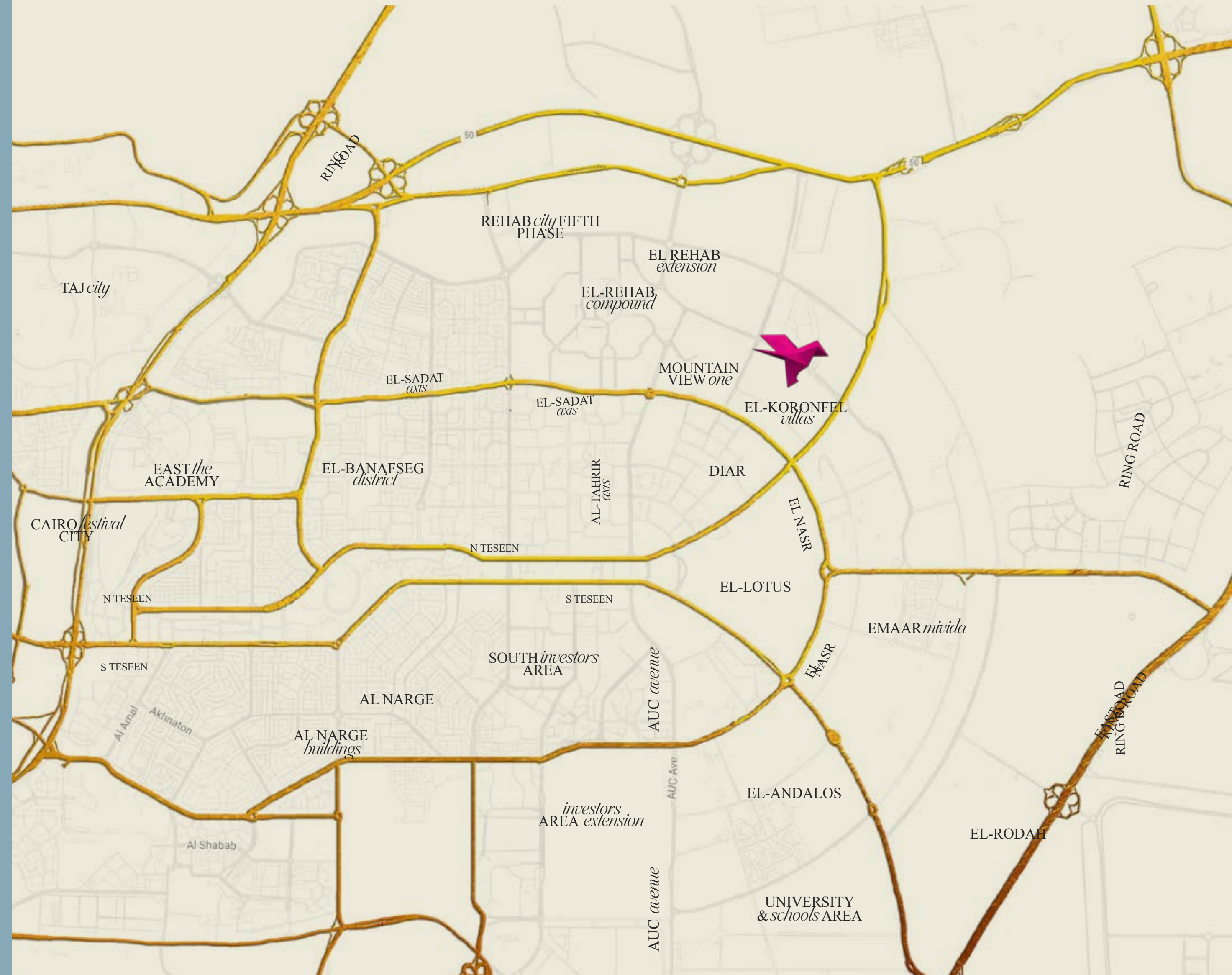
NORTH 90 *street*

1 MINUTE

east RING road

5 MINUTES

Each residential pocket is wrapped in layered green zones with shaded pathways, jogging trails, and softly contoured gardens. Native planting and gentle water features bring calm and continuity to everyday life.



COMPOUND DIVISION



LANDSCAPE & GARDENS:
LANDSCAPE AND OPEN SPACES
77% OF TOTAL LAND AREA



RESIDENTIAL & COMMERCIAL USE
23% FOOTPRINT OF THE
TOTAL LAND AREA

DESIGNED TO SHINE, BUILT TO LAST.
A residence like no other.
WHERE EVERYTHING CO-EXISTS.

Carriers of LIFE & Connection

THE MASTER PLAN

The masterplan envisions a community that balances privacy, vitality, and connection. Townhouses form quiet residential clusters around the perimeter, while elegant apartment buildings rise within a landscaped central spine. Along the main road, a dynamic commercial strip introduces retail, dining, and leisure experiences that bring life to the edge. At the core, the community center serves as the social heart, a place for wellness, leisure, and shared moments. Together, these elements create a holistic environment where architecture and landscape flow as one, shaping a community that feels both private and alive.



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THE FACILITIES & AMENITIES

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DEV.REV.11.25

AMENITIES FEATURES

*spaces dedicated to movement and energy.
the art of strength shines.*

The project offers full community facilities, underground parking, walkable streets, waste management facilities single and multi-family homes with efficient layouts, competitive pricing. Every element of the design reflects KIN's core philosophy, a balance between nature, privacy, and connection. Key highlights include a green and spacious environment and commercial zones. Designed for families and investors alike, this is a modern, human-centered community where life flows naturally between home, nature, and belonging.



*spaces dedicated to movement and energy.
the art of strength shines.*

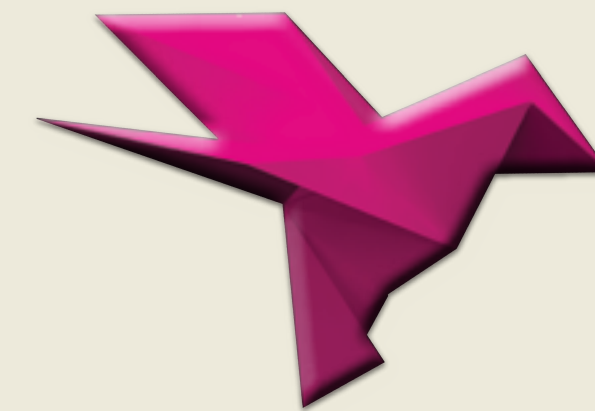
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THE STRENGTH STUDIO A SPACE WHERE TRUE
TRANSFORMATION TAKES PLACE A SPACE WHERE
STRENGTH MEETS DEDICATION.



COMMUNITY PARK

A large green park designed exclusively for residents, offering open spaces, seating areas, and children's play zones to encourage social interaction and relaxation.



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EMBRACE THE BEAUTY
Where life's imperfections,
BECOMES GOLD, FORMING A LEGACY

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WHERE EVERY STEP CONNECTS YOU TO NATURE AND NEIGHBORS: SHADED SIDEWALKS, JOGGING TRACKS, AND CYCLING LANES THAT UNITE THE COMMUNITY

WHERE EVERY STEP LEADS TO GREEN

SMART E-COMPOUND



THE ENTIRE PROJECT OPERATES AS AN E-COMPOUND,
FEATURING MODERN SYSTEMS SUCH AS:

Smart street lighting
24/7 CCTV surveillance and security gates
Automated irrigation system for green areas
All designed to enhance safety, comfort, and sustainability.

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TRAFFIC MANAGEMENT

TRAFFIC AND PARKING STUDY

A comprehensive traffic and parking study ensures smooth flow within and around the commercial zones. Coordination with neighboring properties guarantees harmony and minimal disruption.

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Each townhouse features a dedicated private pergola designed to provide both functionality and aesthetic harmony. These modern structures serve as covered parking spaces, offering protection from sun and rain while maintaining an open, airy feel that complements the architecture. Each townhouse features a dedicated private pergola designed to provide both functionality and aesthetic harmony.

PARKING SLOTS & PRIVATE CAR PERGOLAS

CARRIERS OF LIFE & CONNECTION

Parking has been fully integrated into the design to maintain a clean, open, and organized community. Each apartment and mixed-use building includes underground parking with direct access to lobbies for convenience and safety. Townhouses feature private pergolas within their plots, preserving a tidy streetscape. Visitor parking pockets are positioned along the ring road and secondary routes, surrounded by landscaping for visual harmony. This system ensures smooth circulation, ample capacity, and a long-term sense of order and balance.

WHERE EVERY STEP CONNECTS YOU TO NATURE AND NEIGHBORS: SHADED SIDEWALKS, JOGGING TRACKS, AND CYCLING LANES THAT UNITE THE COMMUNITY

WHERE EVERY STEP LEADS TO GREEN

PATHWAYS



WALK, JOG, OR RIDE THROUGH NATURE A THOUGHTFULLY DESIGNED NETWORK OF GREEN PATHWAYS FOR ACTIVE LIVING

A network of shaded sidewalks, jogging tracks, and cycling lanes weaves through the community, encouraging active movement and mindful connection with nature. Every path is designed to bring residents closer to green spaces and one another.

SAFETY SYSTEM

Safety is built into every detail, with a comprehensive emergency plan that includes dedicated pedestrian separations, fire hydrants, and firefighting systems for public and service buildings. Safety is built into every detail, with a comprehensive emergency plan that includes dedicated pedestrian separations, fire hydrants, and firefighting systems for public and service buildings.

- Safety is a top priority, with a detailed emergency plan including:
 - 6-meter pedestrian separation every 150 meters for safe circulation
 - A firefighting network with hydrants every 90 meters
- Advanced fire alarm and firefighting systems in all public and service buildings

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built on connection
WHERE MEANING MOVES





WASTE MANAGEMENT SYSTEM FOR EACH BUILDING

TRAFFIC AND PARKING STUDY

Our waste management system goes beyond convenience—it's an environmentally responsible approach to community living. Separate bins and disposal units are provided at the chute collection area for segregation of biodegradable, recyclable, and non-recyclable waste, in full compliance with local environmental standards. Regular cleaning and maintenance of the chute ensure odor-free operation and long-term durability.

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BECOMES GOLD, FORMING A LEGACY

RENDERS

Renders are for illustrative purposes only; minor changes are applicable as per actual master planning design, construction, range 5%. Floor plans layout and furniture plans are for indicative purposes. Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.

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OUR INTERNATIONAL ARCHITECTURE CONSULTANT [®]

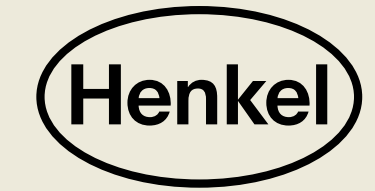
AN ENGINEERING CONSULTANT ESTABLISHED IN 1986 WITH ITS REGISTERED PRACTICE IN DUBAI, UNITED ARAB EMIRATES HAS BEEN IN THE FOREFRONT OF PROVIDING ITS TECHNICAL EXPERTISE IN THE AREAS OF ARCHITECTURAL, STRUCTURAL, ELECTRO-MECHANICAL DESIGN SERVICES WITH POST-CONTRACT PROJECT MANAGEMENT AND CONSULTANT SUPERVISION SERVICES WITHIN THE UNITED ARAB EMIRATES WITH EXTENDED SERVICES IN GCC AND EGYPT



BEING IN THE SERVICE FOR AROUND 40 YEARS PARTNERING WITH MAJOR DEVELOPERS AND REALTY OWNERS, THE SPIRIT AND VISION OF THE MANAGEMENT WITH SUCH INITIAL CHALLENGES LEAD THE COMPANY TO A FIRM AND ESTABLISHED POSITION IN THE FIELDS OF ENGINEERING DESIGN CONSULTANCY, CONSTRUCTION SUPERVISION AND PROJECT MANAGEMENT. THE TRUST AND QUALITATIVE SERVICES OF THE FIRM SECURED ITS INVOLVEMENT IN MULTI-DISCIPLINARY PROJECTS FROM LUXURY VILLAS TO NOTABLE HIGH-RISE RESIDENTIAL AND COMMERCIAL BUILDINGS INCLUDING MALLS AND INDUSTRIAL BUILDINGS.

STRATEGIC PARTNERS

KIN was born from the belief that connection is not confined, it travels. Every sound, every beam of light, every gesture of design carries meaning forward. Like the nightingale, KIN reminds us that what's gentle can still endure.



A woman with dark hair, wearing a brown knit sweater, is seen from behind, looking up at a vast blue sky filled with seagulls. The sky is a deep, clear blue with some light, wispy clouds. Several seagulls are in flight, their white wings and dark tips clearly visible against the blue background. The woman's hair is blowing in the wind, and her hands are slightly raised, suggesting she is watching the birds. The overall mood is serene and peaceful.

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