



Based On **Reality**

Everyday Architecture
Designed for your life,
Not our ego.



🌐 www.akanan.com.eg

📍 Office No. M1 , W51 Mall, North 90th St. New Cairo.

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WHO WE ARE

Based On
Reality

Aknan Real Estate Development, driven by vision, grounded in field experience. Founded in 2002 as a homegrown real estate developer, Aknan has always blended strategic vision with practical know how. Our leadership and project teams earned their stripes on construction sites, working closely with clients and contractors in New Cairo's earliest neighborhoods. That on the ground experience informs how we develop today every community we build is designed to be functional, adaptable and in tune with market needs.



As a developer with its own contracting arm, we control each stage of the project cycle and hold ourselves accountable for the details. We were among the first to establish a presence in New Cairo and have continued to grow steadily, plot by plot and detail by detail. Today, our integrated approach allows us to deliver high quality projects on schedule while maintaining the hands on ethos that has defined Aknan from day one.

OUR VALUES

INTEGRITY

We operate transparently and honor our commitments.

QUALITY

We prioritise quality over volume, applying the highest construction standards.

COMMITMENT

Meeting delivery deadlines is part of who we are; we never compromise on schedule

REALISM

We design and build based on real needs, creating practical spaces rather than vanity statements.

INTEGRATION

With our in-house contracting subsidiary, we control the entire project lifecycle to ensure flawless execution.

REALISM

We work as one team with our clients, investors and brokers, building long-term relationships grounded in trust

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Reality



OUR PURPOSE

To create authentic communities that deliver sustainable value to investors and residents. We develop integrated projects combining living, working, learning and leisure, guided by realistic, forward-thinking planning.

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Reality



OUR VALUES & PURPOSE

We build spaces people can use not just visit.

THAT MEANS

making decisions based on how people live

NOT HOW things look **IN A BROCHURE**

Based On
Reality



The Numbers Behind the Work

.Dev

Egy

Years Building

2002^{present}

Delivered Units

+700<sup>homes and
mixed-use spaces</sup>

Total Built-Up Area

150,000^{sqm}

Custom Projects:

Including
International
School In The New
Administrative
Capital

NO DRAMA. NO DELAY.
JUST CONSISTENT,
EVERYDAY ARCHITECTURE,
BASED ON REALITY.

Based On
Reality



A construction crane is visible on the right side of the image, its lattice structure extending upwards. The background is a dark, overcast sky with some clouds. The overall tone is industrial and dramatic.

Everyday Architecture In Action

Based On
Reality



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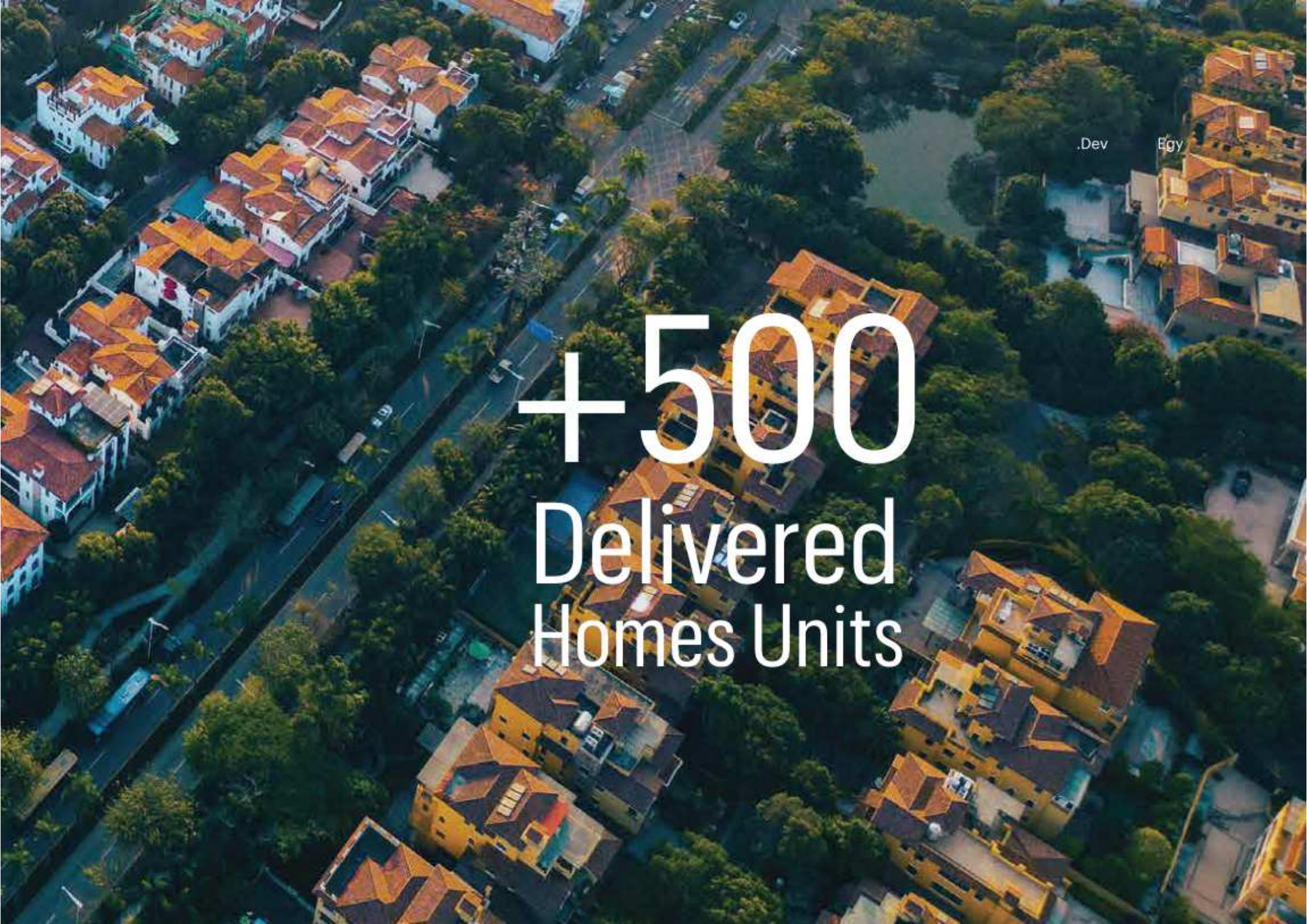
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Egy

An aerial photograph of a dense residential neighborhood. The houses are mostly two-story buildings with light-colored walls and reddish-brown tiled roofs. They are interspersed with lush green trees and shrubbery. The perspective is from directly above, looking down on the community.

Residential Communities

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Reality

An aerial photograph of a residential neighborhood. A road runs diagonally from the bottom left towards the top right. To the left of the road is a row of white houses with red-tiled roofs. To the right of the road are more houses, some with yellow walls and red roofs, and a large pond surrounded by trees. The text "+500 Delivered Homes Units" is overlaid in the center.

+500
Delivered
Homes Units

.Dev

Egy



فیلا کومباوند الدبلوماسیین

فيلا 70 البنفسج





فيلا 340 الياسمين



عمارة-6-جمعية-وزارة-المالية

فيلا 340 الناسمين



منطقة أ فيلا جنوب الاكاديمية





فيلا 103 الياسمين



فيلا 32 جنوب الاكاديمية



فيلا 128 الياسمين



فيلا 238 الياسمين 3



فيلا 116 جنوب الكاديمية



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صاحبة إيلاسيون
منطقة (4)
010 27 21 10 90 - 010 27 11 20 90

فيلا 373 الباسمين



منطقة أ جنوب الأكاديمية



فيلا 148 جنوب الاكاديمية



فيلا 194 جنوب الاكاديمية



فيلا 270 كومباوند الدبلوماسيين



AKNAN
إيجار - بيع - تطوير
فيلا 134 جنوب الأكاديمية
0100 000 44 79

فيلا 134 جنوب الأكاديمية



عمارة سكنية اللوتس

RESIDENTIAL COMMUNITIES

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New Cairo's original neighborhoods taught us how people truly live: they want privacy without isolation, flow without waste, and homes that still feel right five years down the line.

BUILT FOR USE, NOT JUST VIEW

We approach each project with the same question:
“Will this make sense to someone who actually lives or works here?”

Because at the end of the day, architecture
isn't a statement. It's a service.



AKNAN

EL YASMEEN

This one was personal. Built right inside a neighborhood we helped shape.

It's a quiet nod to how we work: show up early, build with purpose, and let the project grow with the neighborhood around it. Small offices, essential services, no fuss. Just presence, from day one.

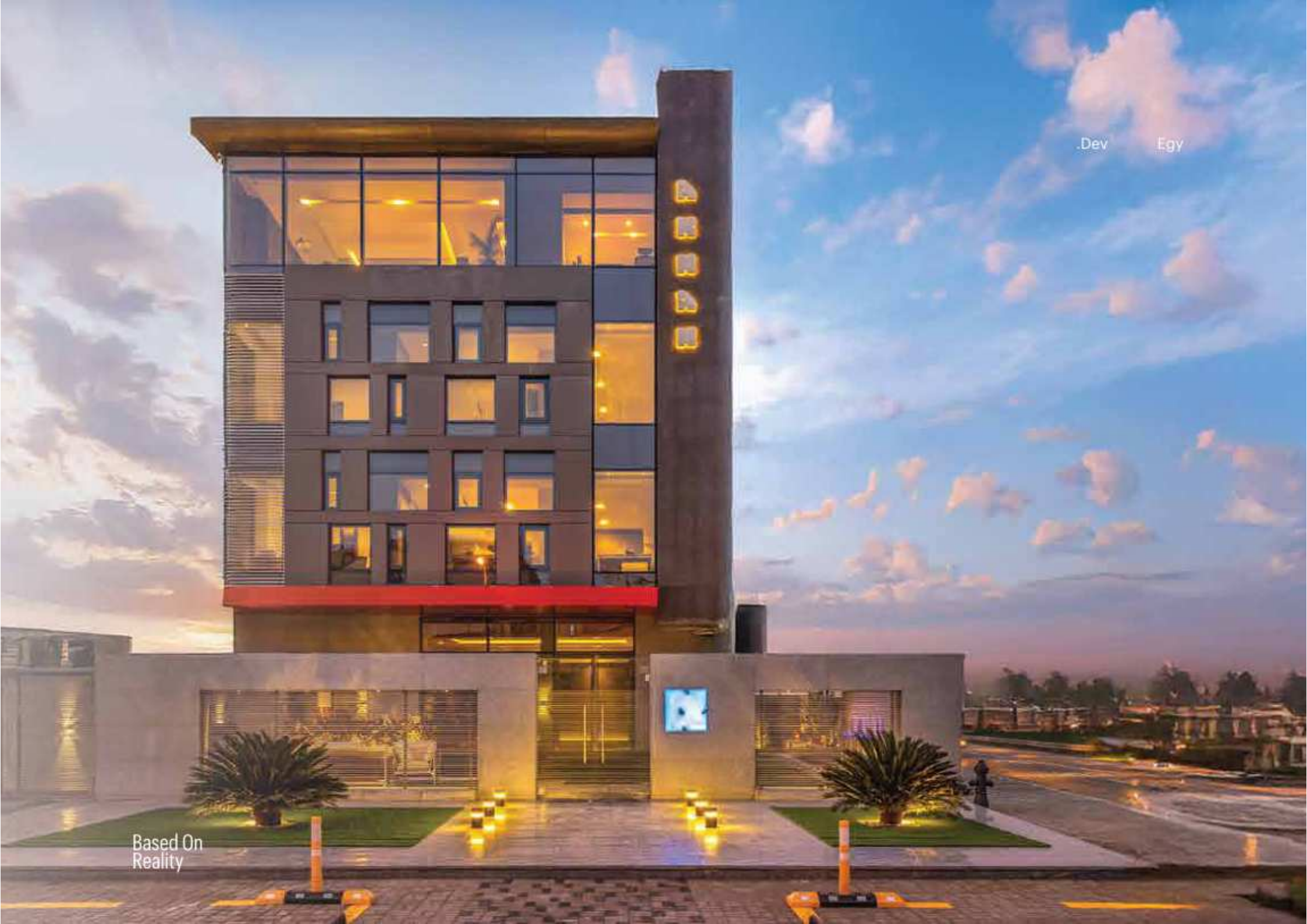
DELIVERED

Aknan El Yasmeen was one of the first buildings in its zone—before the rest caught on.

Location: El Yasmeen Service Zone

Prototype:

- Basement: Parking
- Ground + 3 Floors: Full Admin Use



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EL YASMEEN



ZOAN

BUSINESS PARK

Built right between Al Hamd Square and New Cairo Court, ZOAN was designed to do exactly what people needed—no more, no less Shops on the ground, admin above, and easy in-and-out circulation. A structure that fits into the flow of the day without getting in the way.

CONSTRUCTION COMPLETED.

Location:

Unique location as usual, the fifth settlement
Service district near al Hamd square and New Cairo court.

City Services Center

Prototype:

- Basement: Parking
- Ground & First: Commercial
- Second & Third: Admin

EST •



• 2020





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Some buildings are built to hold people.
This one is built to shape them.



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Developed and constructed by AKNAN in the R 2 residential district of the
New Administrative Capital, AIMS International School is a full-fledged
educational facility serving students from early years through high school.
From its basement-level parking to its four academic floors, everything was
built to make daily movement easy—for kids, teachers, and parents alike.

CONSTRUCTION COMPLETED.

Bright hallways, wide stairwells, and efficient drop-off areas weren't afterthoughts. They were part of the blueprint. Because when you are building a space where people spend years growing up, details aren't details—they are the environment.

Location: R 2, New Administrative Capital – Cairo Governorate

Prototype:

- Basement: Parking
- Ground + 3 Typical Floors: Classrooms & School Facilities

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 **AIMS** International
School

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Reality







About the Project

TEKVERA was created to redefine the relationship between technology and place. More than a building, it is a destination designed to transform innovation into a living experience and create a new benchmark for the future of technology retail.

Combining intelligent infrastructure, immersive experiences, and contemporary architecture, TEKVERA delivers an environment where brands do not simply occupy space — they command attention and create influence.

Every element has been designed to inspire progress, enhance engagement, and generate long-term value for visionary businesses.

TEKVERA — where technology finds its identity, and brands achieve their dominance.

UNDER CONSTRUCTION.

Our third project is now underway, building on the strong progress of the two projects before it. Development is moving forward on schedule

Location: Sector 3

Prototype:

- G + 2
- Ground & First & Second: Commercial



TEKVERA



SAMSUNG

SONY

BOSE

SIE

SON

dji

LEEET



AKNAN

MULTŌA

Not every project is about business.
Some are about balance.

KI

.Dev

Egy

Moltaqa sits at the heart of South Academy and brings a different kind of rhythm—one that blends commercial activity with places to pause, play, and reconnect. It's designed with families in mind: courts for sports, green spaces for kids, corners to meet or unwind. More than a mall, it's a local node for work–life–play flow.

CONSTRUCTION IN PROGRESS.

Every corner of the place was designed with movement in mind. We didn't invent the flow—we just followed it.

Location: South Academy Services Zone

Prototype:

- Basement: Parking
- Lower + Ground + First: Commercial
- Second Floor: Admin



MULTŌA

RESTAURANT SIGN

RESTAURANT SIGN

RESTAURANT SIGN

MULTŌA

SOCIAL
DISTRICT



FACTS AND NUMBERS

TOTAL Land Area: 8490 m²

Foot Print: 28%

BUA: 6936 m²

-Ground Floor: 3045 m²

-First Floor: 2205 m²

-Second Floor: 1686 m²

Total entertainment & Open Area: 4630 m²

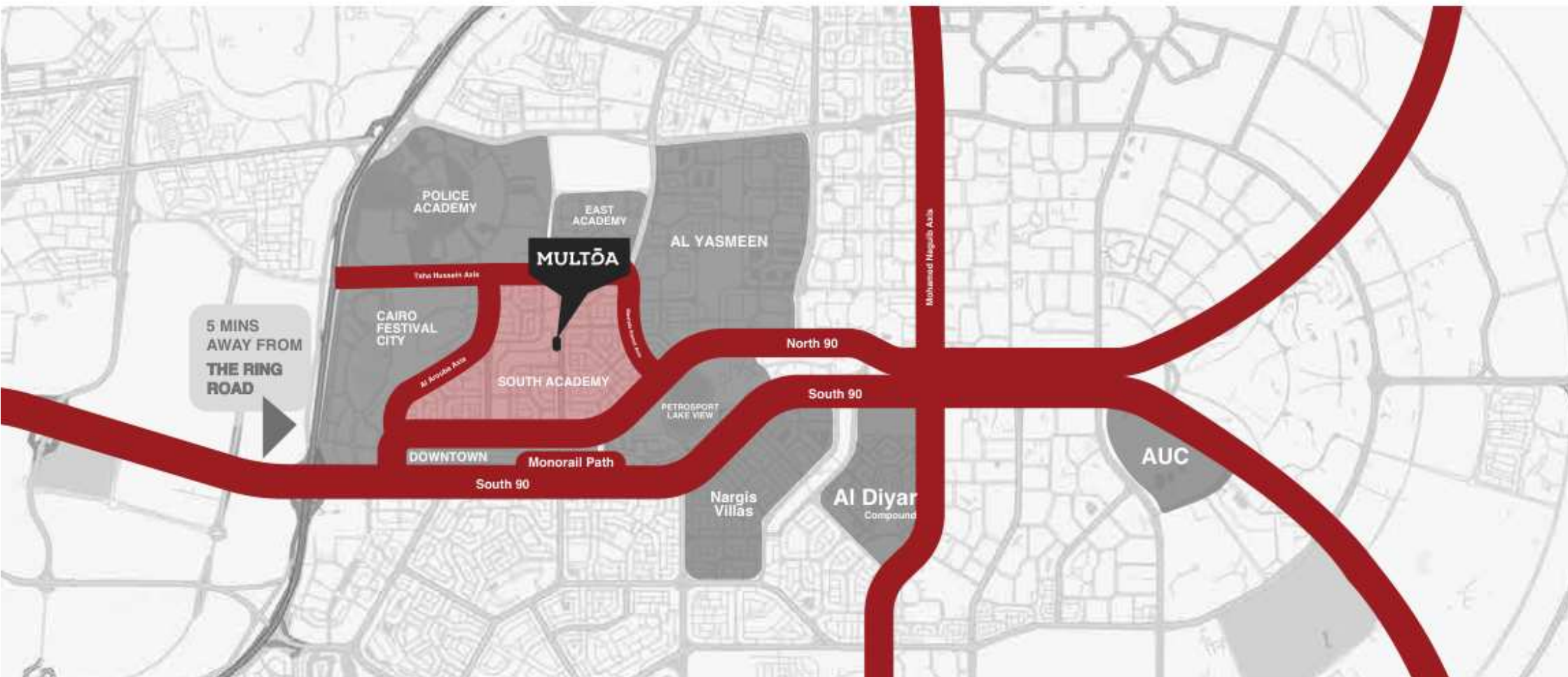
Shops Overlooking The Courts: 234 m²

Indoor Recreational Area: 613 m²

Outdoor Recreational Area: 1813 m²

Every Detail Counts





Perfectly Placed

Next to Hassan El-Sharbatly Mosque & Event Hall

01 mins from
Taha Hussein Axis

01 mins from
North Teseen Street

02 mins from
the Police Mosque

03 mins from
the Ring Road

05 mins from
Mohamed Naguib Axis

10 mins to
Cairo International Airport

Taha Hussein Axis

Mostafa Kamel Axis

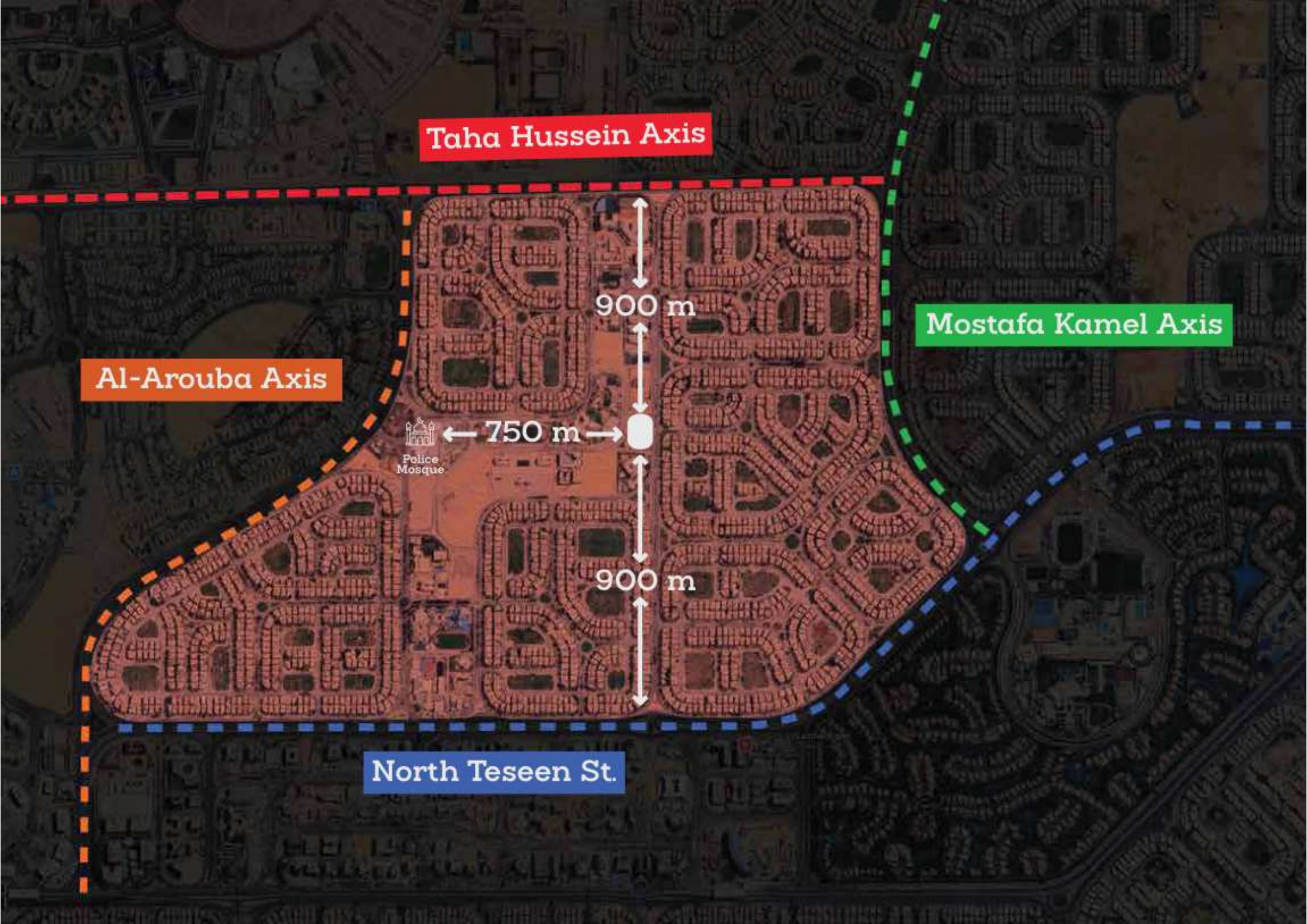
Al-Arouba Axis

North Teseen St.

900 m

900 m

750 m



PROJECT PROTOTYPE

G-1: **Commercial + Entertainment**

G: **Commercial**

First Floor: **Commercial + Admin**

Second Floor: **Admin**



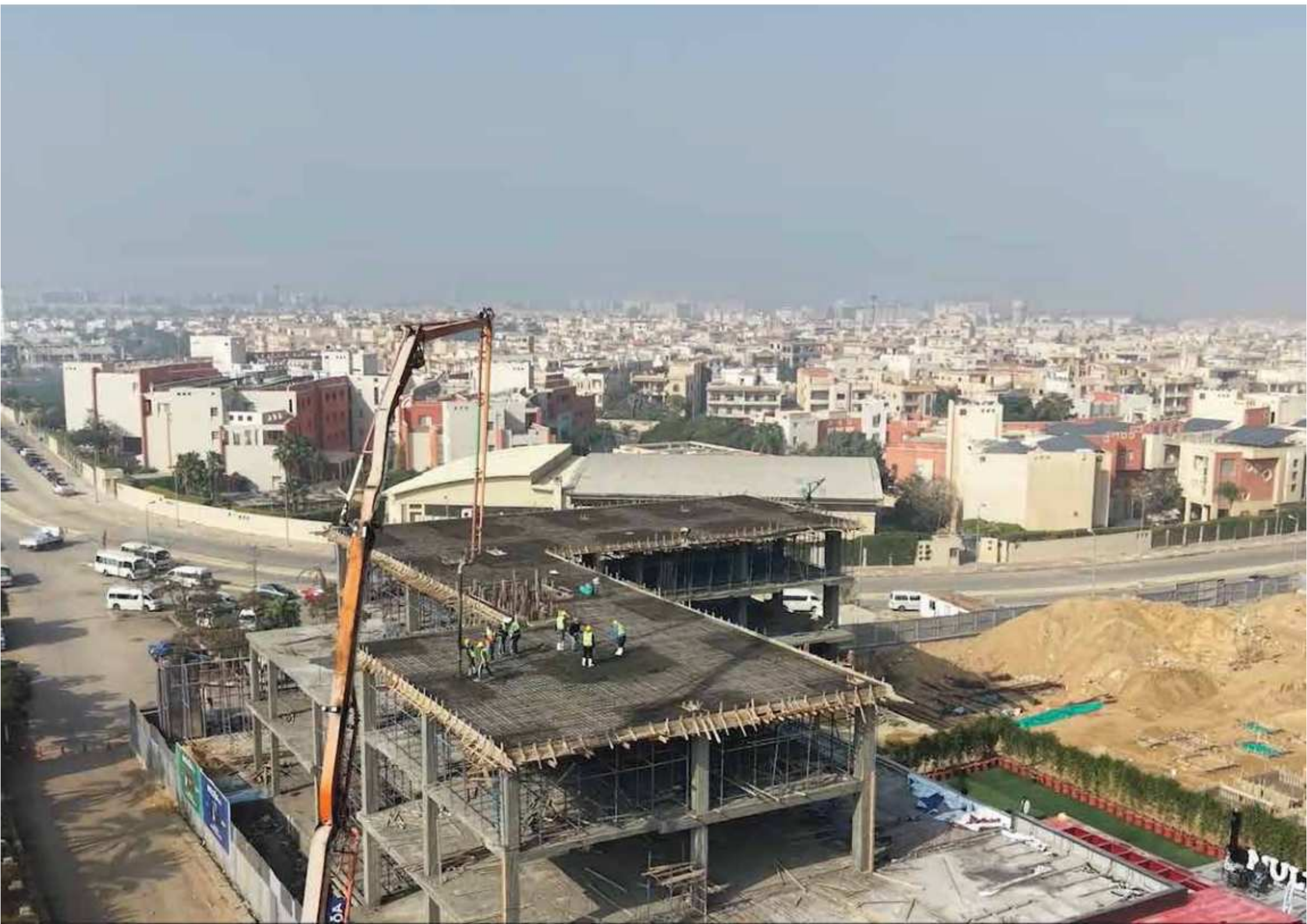
Admin Units fully Finished
Commercial Core & Shell

Operating Date 2027

A photograph of a construction site at dusk or dawn. In the foreground, there is a concrete pump truck with a long red articulated boom extending upwards. The ground is sandy and covered with construction materials and rebar. In the background, a multi-story building is under construction, showing its concrete frame and some brickwork. A tall, slender tower is visible in the distance behind the building. The sky is filled with dark, dramatic clouds.

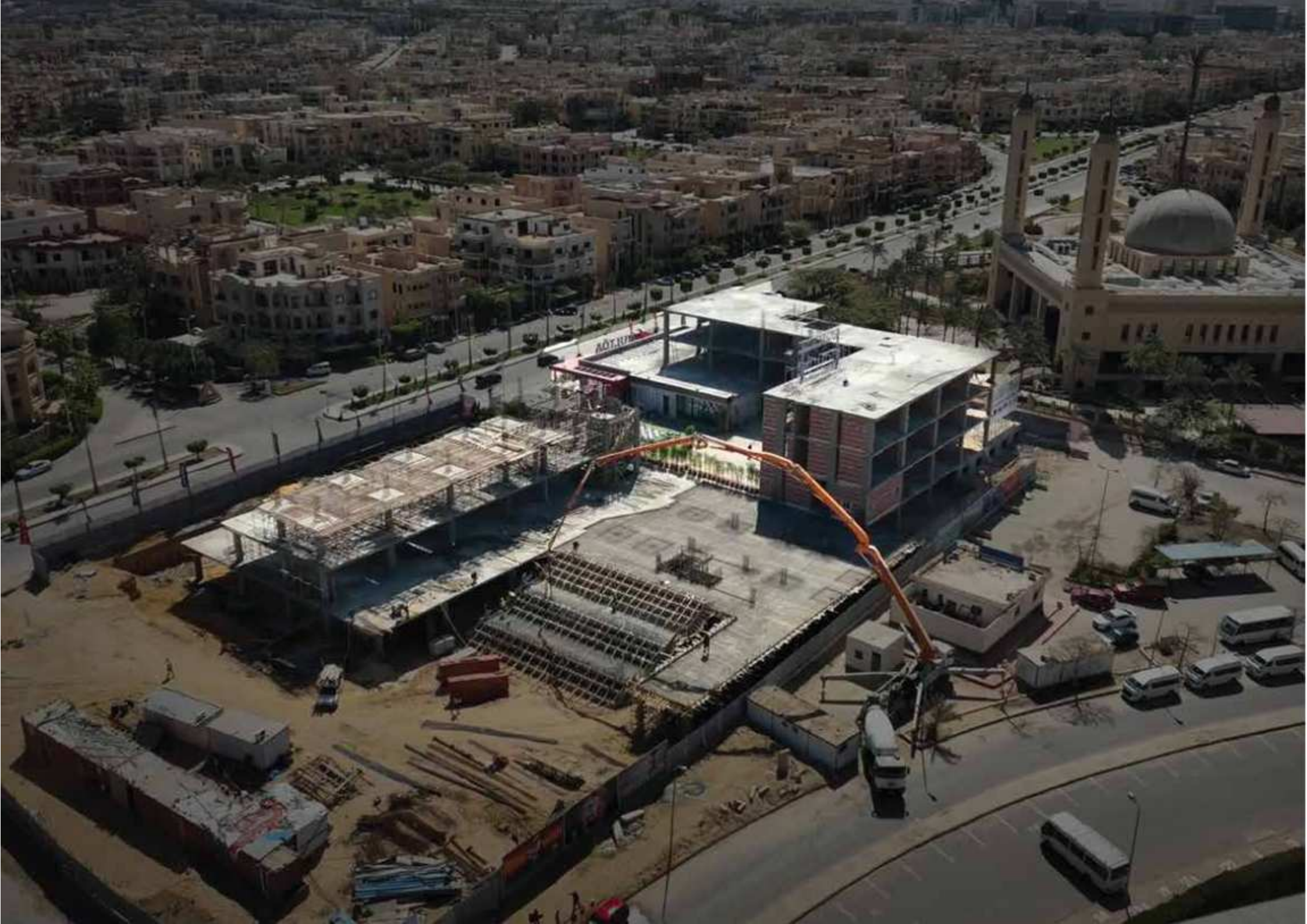
MULTŌA SOCIAL DISTRICT

DECEMBER UPDATE 2025

















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