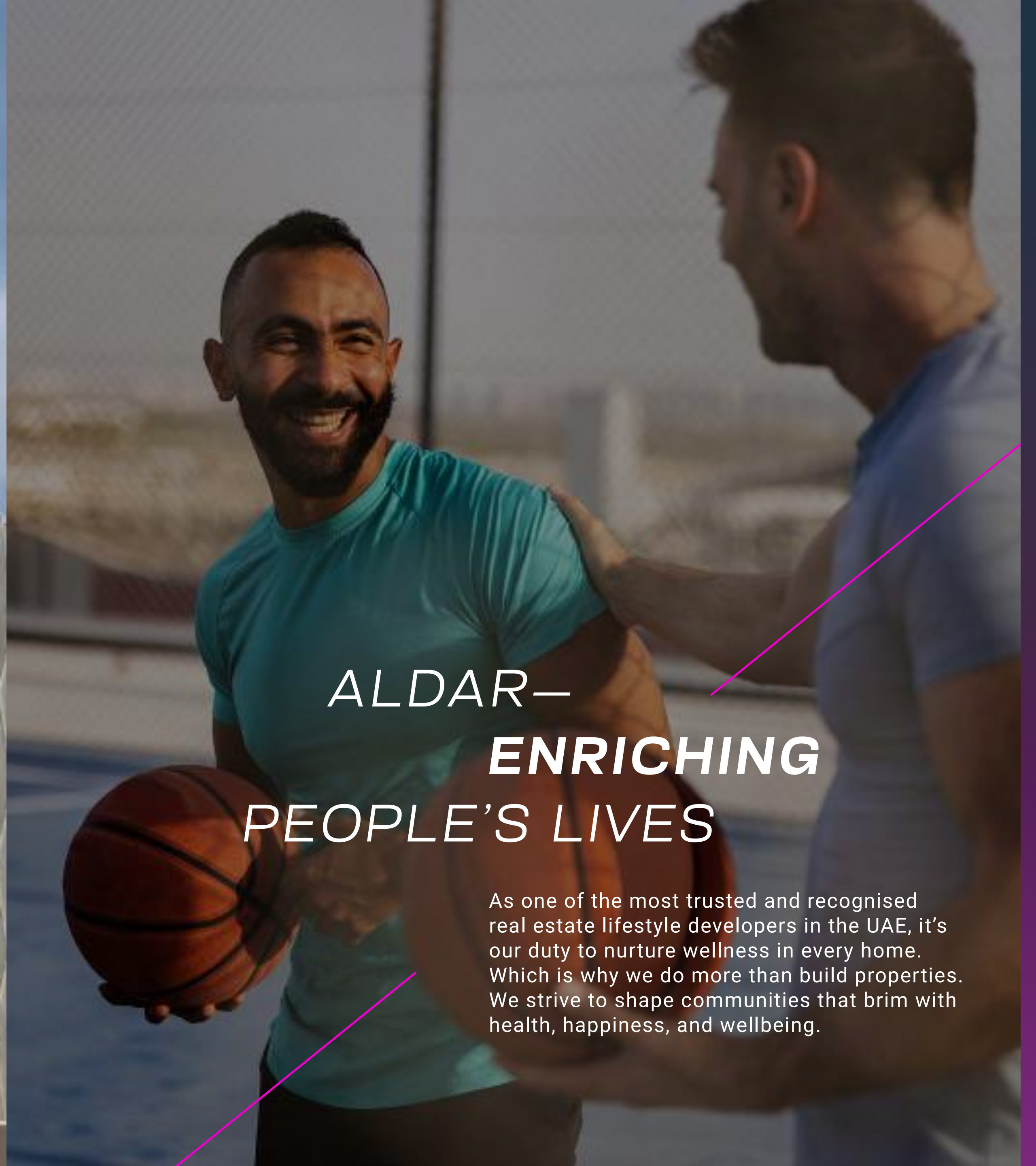


An architectural rendering of a modern building and park at dusk. The building has a curved, ribbed facade and large glass windows. A walkway with a metal railing leads to the building. In the foreground, a person is riding a bicycle on a path, and a couple is standing together. The sky is a mix of orange and blue, and there are palm trees and other vegetation. Two pink diagonal lines cross the image.

أثلون ATHLON

WELCOME TO
ACTIVE LIVING

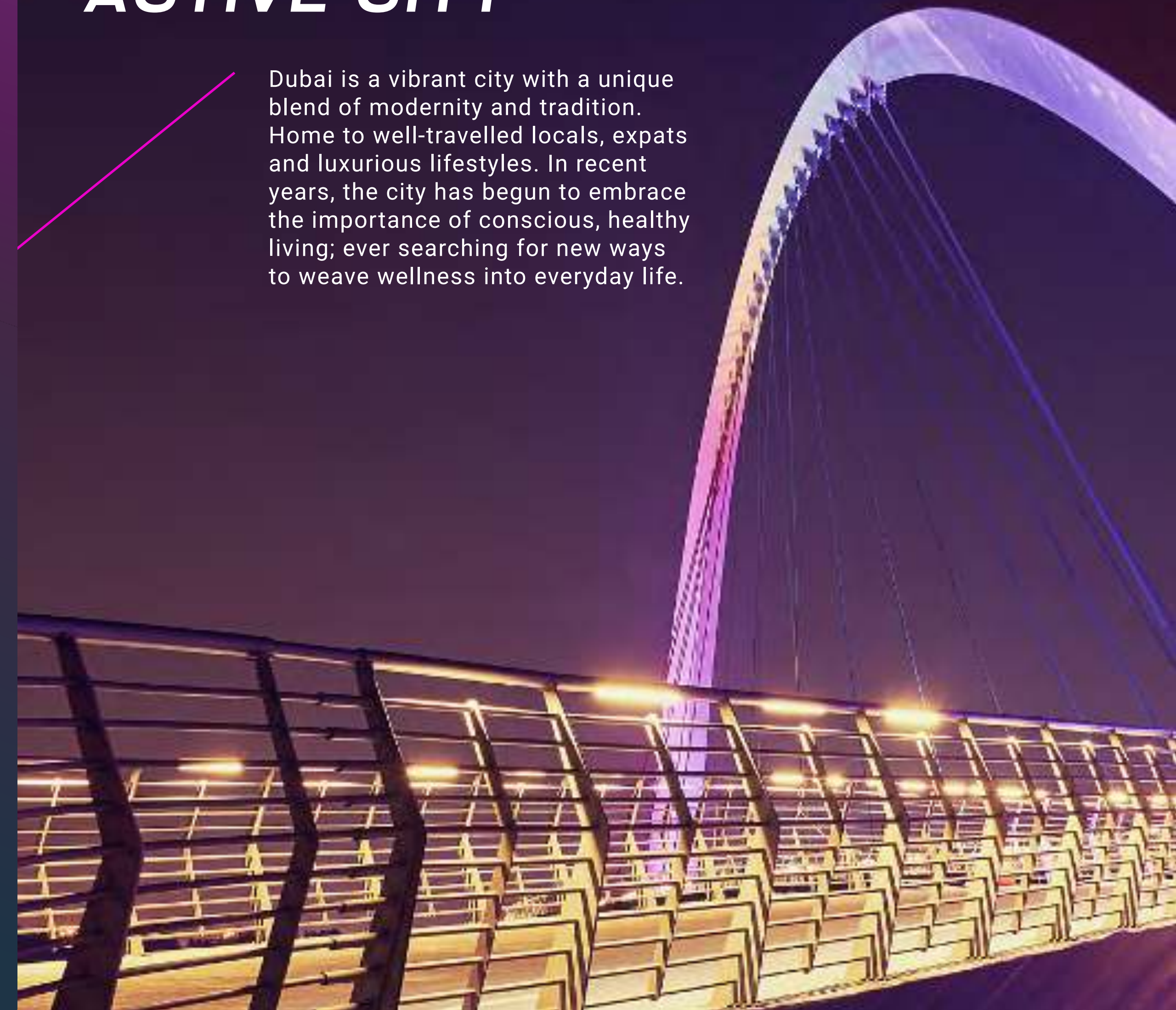


*ALDAR—
ENRICHING
PEOPLE'S LIVES*

As one of the most trusted and recognised real estate lifestyle developers in the UAE, it's our duty to nurture wellness in every home. Which is why we do more than build properties. We strive to shape communities that brim with health, happiness, and wellbeing.

DUBAI— WORLD'S MOST ACTIVE CITY

Dubai is a vibrant city with a unique blend of modernity and tradition. Home to well-travelled locals, expats and luxurious lifestyles. In recent years, the city has begun to embrace the importance of conscious, healthy living; ever searching for new ways to weave wellness into everyday life.





أثلون

WELCOME TO ATHLON

The first community in Dubai that
makes movement a natural part of life.





DESIGNED TO **MOVE YOU**

Our design ethos is to create a unique environment that helps people move. Developed around active design principles with wellbeing experts, Athlon seamlessly merges walking & cycling loops with lush, green parks and spaces to connect. Wherever you go in this luxury community, you're never more than 5 minutes from your next exhilarating activity.





**ATHLON IS YOUR
PLAYGROUND**

- 4.6 km** Trail-running Loop
- 2.2 km** Family-friendly Loop
- 3.7 km** Cycling Loop
- 7** Clubhouses

A CLUBHOUSE YOU CAN
CYCLE THROUGH



THE LUSHEST LOCATION

Perfectly positioned in Dubailand, Athlon is only 25 minutes from Dubai International Airport and 30 minutes from Jumeirah Beach. Set within one of the largest green spaces in Dubai, the community is surrounded by nature.

Sheikh Zayed Road

Dubai Mall, Downtown & Burj Khalifa
30 mins

DXB Airport
30 min

Dubai - Al Ain Road

Nad Al Sheba

Emirates Road

Dubai Hills

Mall of the Emirates

Al Khail Road

Al Barari

Sheikh Mohammad Bin Zayed Road

The Palm

Dubai Marina

Al Barsha

Global Village

Haven

Dubai Sports City



أثلون
ATHLON

Jebel Ali Freezone

Expo City Dubai



LIVE LIFE OUT LOUD



**NATURE WAITS
AT YOUR FRONT DOOR**

An architectural rendering of a modern clubhouse at dusk. The building features a curved, ribbed roof and large glass walls that are illuminated from within. A prominent arched entrance is visible. In the foreground, a paved path winds through a landscaped area with various plants and trees. Several people are shown in active states: a cyclist in a purple shirt and white helmet is riding on the path, another cyclist is further ahead, and a man and a woman are standing and talking on the right. In the background, a bridge with a pinkish-red structure spans across the scene. The sky is a mix of blue and orange, suggesting sunset or sunrise. Two thin pink lines are drawn across the top right corner of the image.

WELCOME TO **ACTIVE LIVING**

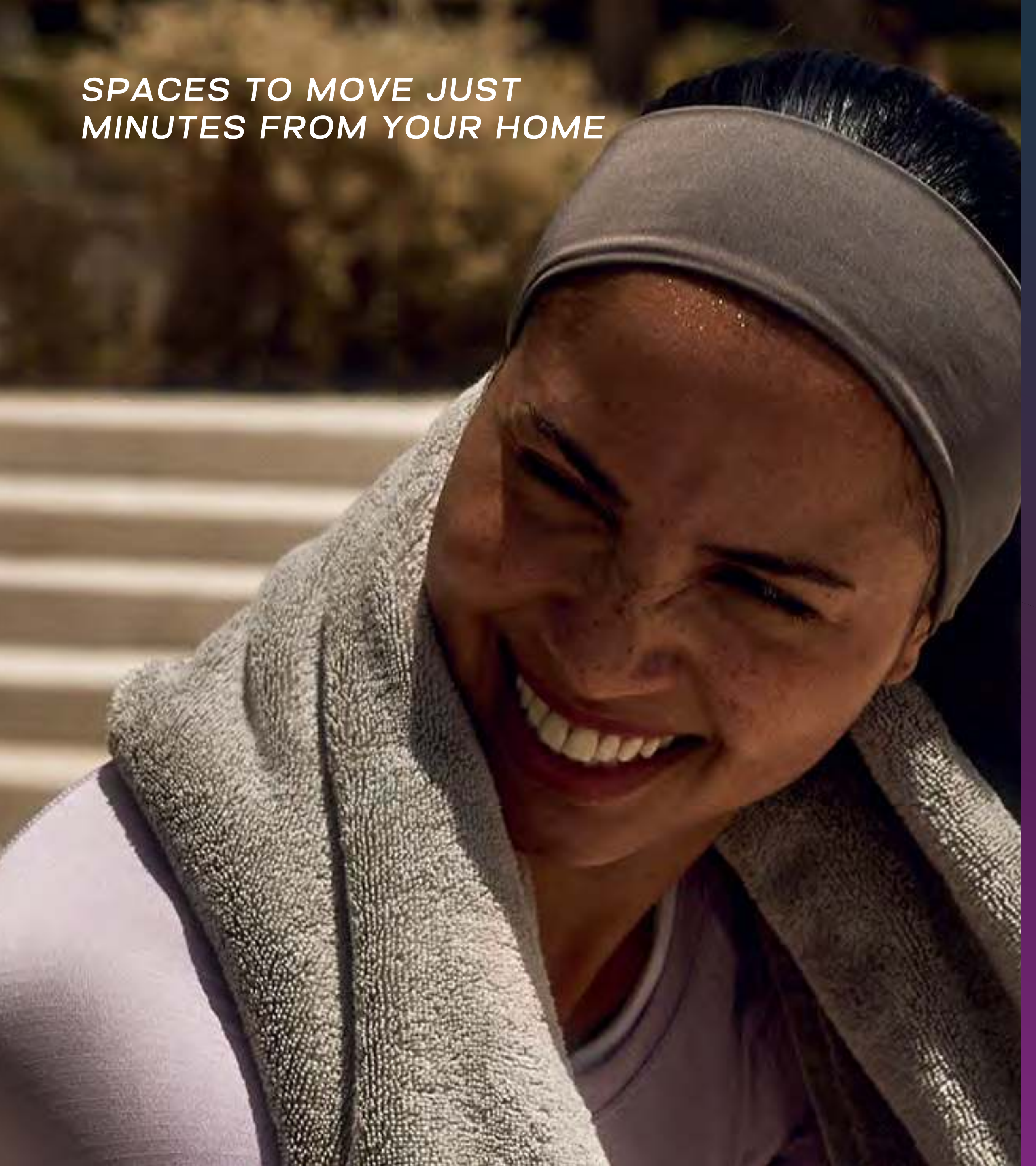
A Signature Clubhouse welcomes you at the entrance to Athlon. This iconic landmark is complemented by dedicated zones for fitness and socialising throughout the community.

A COMMUNITY CONNECTED
BY ACTIVITY





SPACES TO MOVE JUST
MINUTES FROM YOUR HOME



*WHERE EVERY PATH
LEADS TO NEW ACTIVITY*





FOR EVERY
AGE & INTEREST

Athlon offers programming and amenities tailored to promote long-term wellbeing for every type of resident, with spaces purposefully mapped for activity. Stretch your limits on a 4.6 km trail-running loop, a 2.2 km family-friendly loop, and a 3.7 km cycling loop that connects you to Al Qudra's epic track—while outdoor workout zones, padel courts, and a pump track for mountain biking make active living an almost inevitable part of every day.



RUN (NATURE LOOP)

PEDAL (BIKE LOOP)

STROLL (PARKLIFE LOOP)

LIFT (GYM)

BOOST (FITNESS NODES)

PUMP (PUMP TRACK)

SPLASH (SPLASH PADS)

DIP (FAMILY POOL)

LAP (LAP POOL)

PLAY (PLAY PARK)

SERVE (PADEL COURT)

MOVE (MUGA COURT)

DUNK (BASKETBALL COURT)

RALLY (TABLE TENNIS)

CLIMB (ROCK CLIMBING)

SKATE (SKATE PARK)

STRETCH (YOGA PLATFORM)

WATCH (CINEMA LAWN)

BREATHE (MEDITATION DECK)





**THE GREAT OUTDOORS
AT YOUR DOORSTEP**



**FOLLOW WHATEVER
MOVES YOU**



***RUN, SWIM, GLIDE,
JUMP AND SPLASH***

**THE WHOLE COMMUNITY
IS YOUR PLAYGROUND**





**ATHLON REDEFINES
ACTIVE LIVING**



À LA CARTE SERVICES

HEALTH, WELLNESS & FITNESS

FITNESS & WELLNESS CLASSES
(ADULTS & KIDS)

NUTRITIONIST CONSULTANTS

ORGANIC FOOD & PRODUCT DELIVERY

WELLNESS WEBINARS & TALKS

CPR & FIRST AID TRAINING

PRE MOVE IN/HANDOVER

PRE-QUALIFIED FITOUT CONTRACTORS

LANDSCAPING, GARDENING, AND POOL
DESIGN & BUILD SERVICES

HANDOVER MOVE-IN ADD-ON SERVICE: RETAIL
OFFERING FOR FURNITURE, ELECTRONICS,
WHITE GOODS & CURTAINS

HUNA (LUNCH/DINNER VOUCHER)

LANDSCAPING OPTIONS

HOME AUTOMATION

MOVERS & PACKERS

EVERYDAY LIVING

HOUSEKEEPING

PET CARE SERVICES

CAR REPAIR SERVICES

DELIVERY SERVICES FROM COMMUNITY
RETAILERS

SOCIAL & LIFESTYLE ENHANCEMENTS

DISCOUNTS FROM LOCAL RETAILERS

FAMILY & EDUCATIONAL CARE

TUTORING PROGRAMMES

WORKSHOPS (ADULTS & KIDS)

SENIOR CARE & COMPANIONSHIP
PROGRAMMES

RESPONSIBLE & SUSTAINABLE LIVING

PROPERTY LEASING (SHORT & LONG TERM)

SUSTAINABILITY FEATURES

HUMAN-CENTRIC COMMUNITY DESIGN

ENERGY AND WATER EFFICIENCY

OPTIMISED HVAC SYSTEM

NATURAL LIGHTING

GENEROUS GREEN SPACES

NATIVE LANDSCAPING

EASY ACCESS TO SERVICES

PUBLIC TRANSPORT

SHADED WALKWAYS & BIKEWAYS

EV CHARGING FACILITIES

ENHANCED AIR QUALITY

PHOTOVOLTAIC SYSTEMS

WATER CONSERVATION SYSTEMS

SMART WASTE SYSTEMS

LOCAL MATERIALS

SUSTAINABLE CONSTRUCTION

LEED PLATINUM PRE-CERTIFIED

FITWELL CERTIFIED





SMART FEATURES

SMART IRRIGATION

SMART WASTE MANAGEMENT

ENVIRONMENTAL MONITORING FOR SPORTS

AIR QUALITY MONITORING

NOISE MONITORING AND SOUND MASKING

DIGITAL AMENITIES BOOKING

COMMUNITY ACCESS CONTROL

INTEGRATED SAFETY AND SECURITY
MANAGEMENT



CURATED BY **EXPERTS**

Athlon has been developed with some of the world's foremost wellbeing experts and athletes—those who understand the transformative impact of living in a community that's designed with movement and wellbeing at its core.

ROHIT SHARMA
Indian National Cricket Team Captain

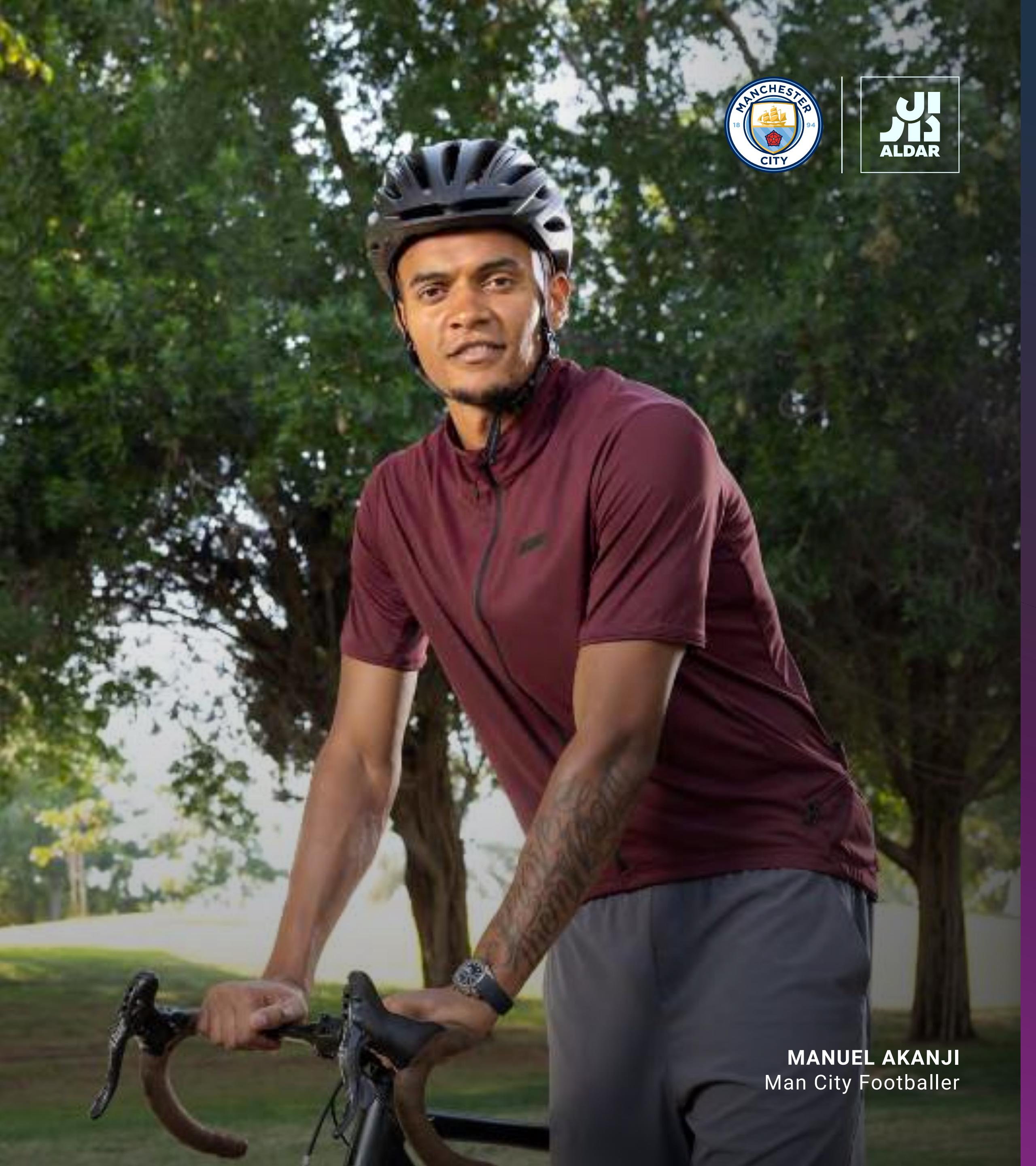


ERLING HAALAND
Man City Footballer





JULIÁN ÁLVAREZ
Man City Footballer



MANUEL AKANJI
Man City Footballer



*HOMES MADE FOR
MOVEMENT*

Athlon's luxury villas and townhouses are purposefully designed to be part of a dynamic living experience—making sure that every resident enjoys effortless access to the community's unique activities and lifestyle.

4-PLEX CLUSTER TYPE 1 / STANDARD (FRONT)



4-PLEX CLUSTER TYPE 1 / STANDARD (BACK)



4-PLEX CLUSTER TYPE 2 / STANDARD (FRONT)



4-PLEX CLUSTER TYPE 2 / STANDARD (BACK)



3-BED VILLA TYPE 1 / STANDARD (FRONT)



3-BED VILLA TYPE 1 / STANDARD (BACK)



3-BED VILLA TYPE 2 / STANDARD (FRONT)



3-BED VILLA TYPE 2 / STANDARD (BACK)



4-BED VILLA TYPE 1 / STANDARD (FRONT)



4-BED VILLA TYPE 1 / STANDARD (BACK)



4-BED VILLA TYPE 2 / STANDARD (FRONT)



4-BED VILLA TYPE 2 / STANDARD (BACK)



5-BED VILLA TYPE 1 / STANDARD (FRONT)



5-BED VILLA TYPE 1 / STANDARD (BACK)



5-BED VILLA TYPE 2 / STANDARD (FRONT)



5-BED VILLA TYPE 2 / STANDARD (BACK)





PREMIUM
VILLAS

4-BED VILLA HORIZON / PREMIUM (FRONT)



4-BED VILLA HORIZON / PREMIUM (BACK)



4-BED VILLA PILLAR / PREMIUM (FRONT)



4-BED VILLA PILLAR / PREMIUM (BACK)



5-BED VILLA HORIZON / PREMIUM (FRONT)



5-BED VILLA HORIZON / PREMIUM (BACK)



5-BED VILLA PILLAR / PREMIUM (FRONT)



5-BED VILLA PILLAR / PREMIUM (BACK)



6-BED VILLA HORIZON / PREMIUM (FRONT)



6-BED VILLA HORIZON / PREMIUM (BACK)



6-BED VILLA PILLAR / PREMIUM (FRONT)



6-BED VILLA PILLAR / PREMIUM (BACK)





**UNMATCHED
SOPHISTICATION**



UNDERSTATED
LUXURY



**AN INVITATION TO
SOCIALISE IN STYLE**



**WHERE LUXURY
MEETS DAYLIGHT**



**WAKE UP TO
ENDLESS GREENERY**

*THE ALLURE OF
NATURAL ELEGANCE*



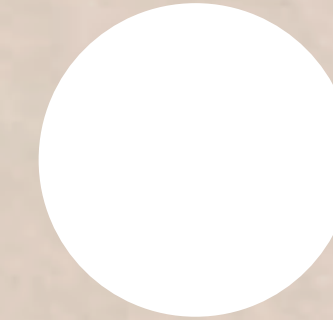


*LAVISH SPACES
BATHE IN SUNLIGHT*

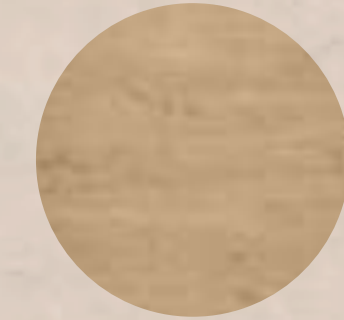
FINISHES: LIGHT SCHEME



GENERAL WALLS
Paint



GENERAL CEILING
Paint



KITCHEN/BATHROOM JOINERY,
LIVING ROOM SLATS AND MAIN DOOR
Laminate



INTERIOR DOORS AND
WARDROBE
Lacquer



SANITARYWARE,
IRONMONGERY AND JOINERY
Metal



SANITARYWARE FINISH
Ceramic



GENERAL FLOOR
Porcelain Tile



BEDROOM FLOOR
Porcelain Tile



BATHROOM FLOOR AND WALLS
Porcelain Tile



SHOWER ACCENT WALL
Porcelain Tile



STAIRCASE AND THRESHOLD
Reconstituted Stone

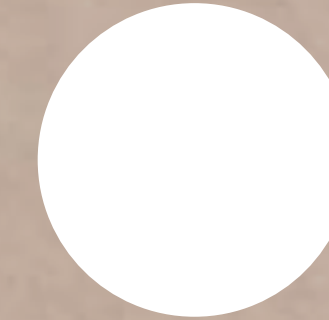


KITCHEN COUNTERTOP,
BACKSPLASH AND BATHROOM VANITY
Reconstituted Stone

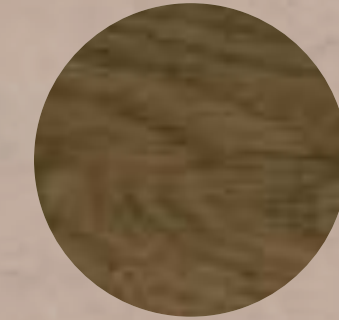
FINISHES: DARK SCHEME



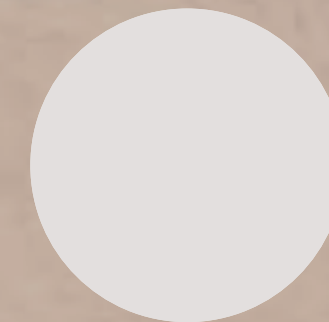
GENERAL WALLS
Paint



GENERAL CEILING
Paint



KITCHEN/BATHROOM JOINERY,
LIVING ROOM SLATS AND MAIN DOOR
Laminate



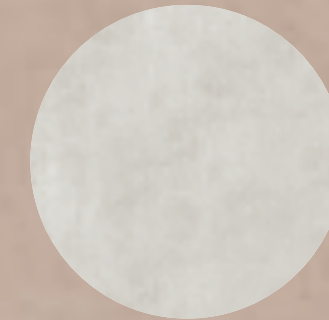
INTERIOR DOORS AND
WARDROBE
Lacquer



SANITARYWARE,
IRONMONGERY AND JOINERY
Metal



SANITARYWARE FINISH
Ceramic



GENERAL FLOOR
Porcelain Tile



BEDROOM FLOOR
Porcelain Tile



BATHROOM FLOOR AND WALLS
Porcelain Tile



SHOWER ACCENT WALL
Porcelain Tile



STAIRCASE AND THRESHOLD
Reconstituted Stone



KITCHEN COUNTERTOP,
BACKSPLASH AND BATHROOM VANITY
Reconstituted Stone