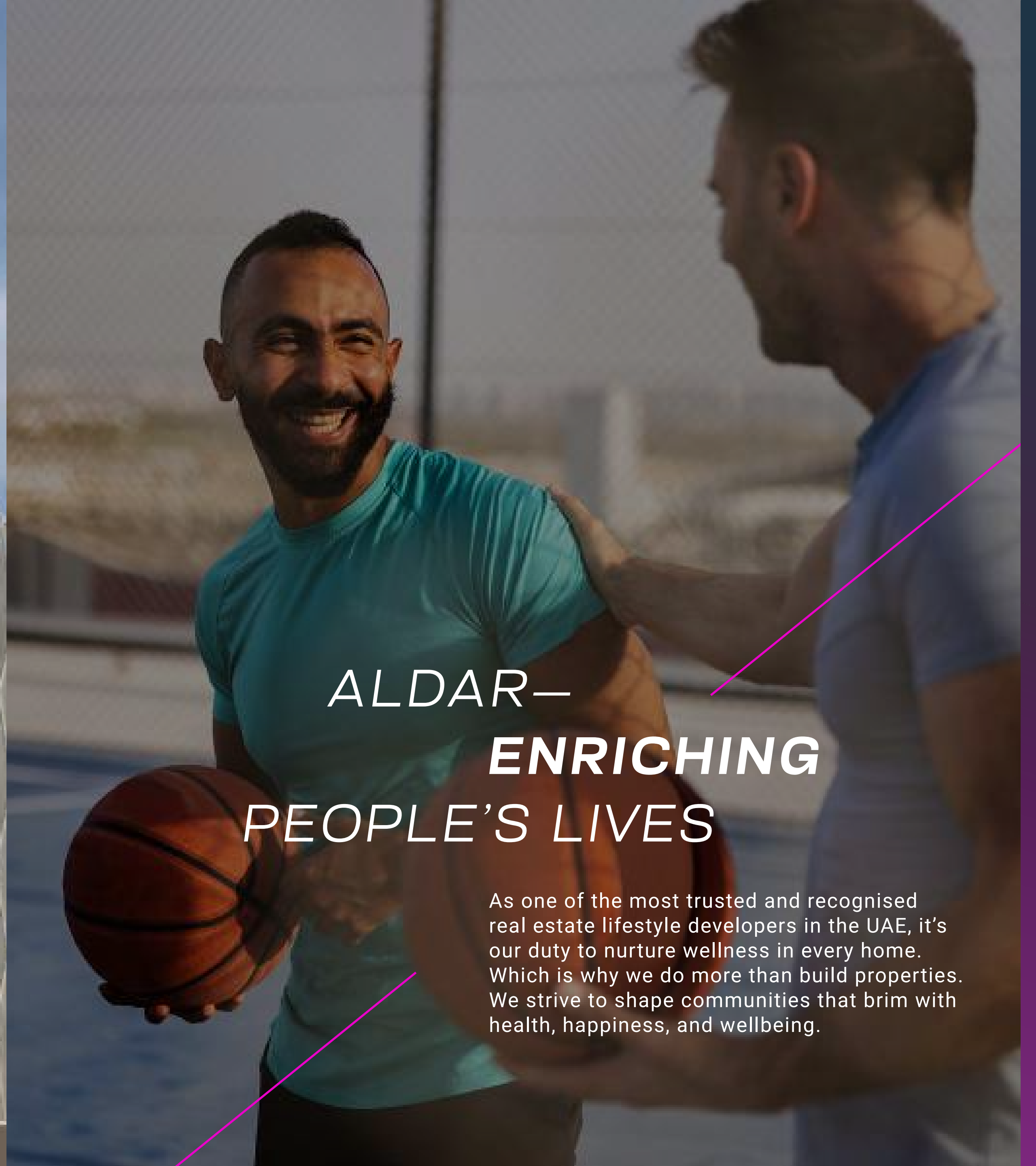


An architectural rendering of a modern building named 'Athlon' at dusk. The building features a curved, ribbed facade and large glass windows that are illuminated from within. In the foreground, there is a landscaped area with a paved path, greenery, and people engaged in activities like cycling and walking. A prominent pink diagonal line runs across the scene. The sky is a mix of orange and blue, suggesting sunset or sunrise.

# أثلون ATHLON

WELCOME TO  
**ACTIVE LIVING**

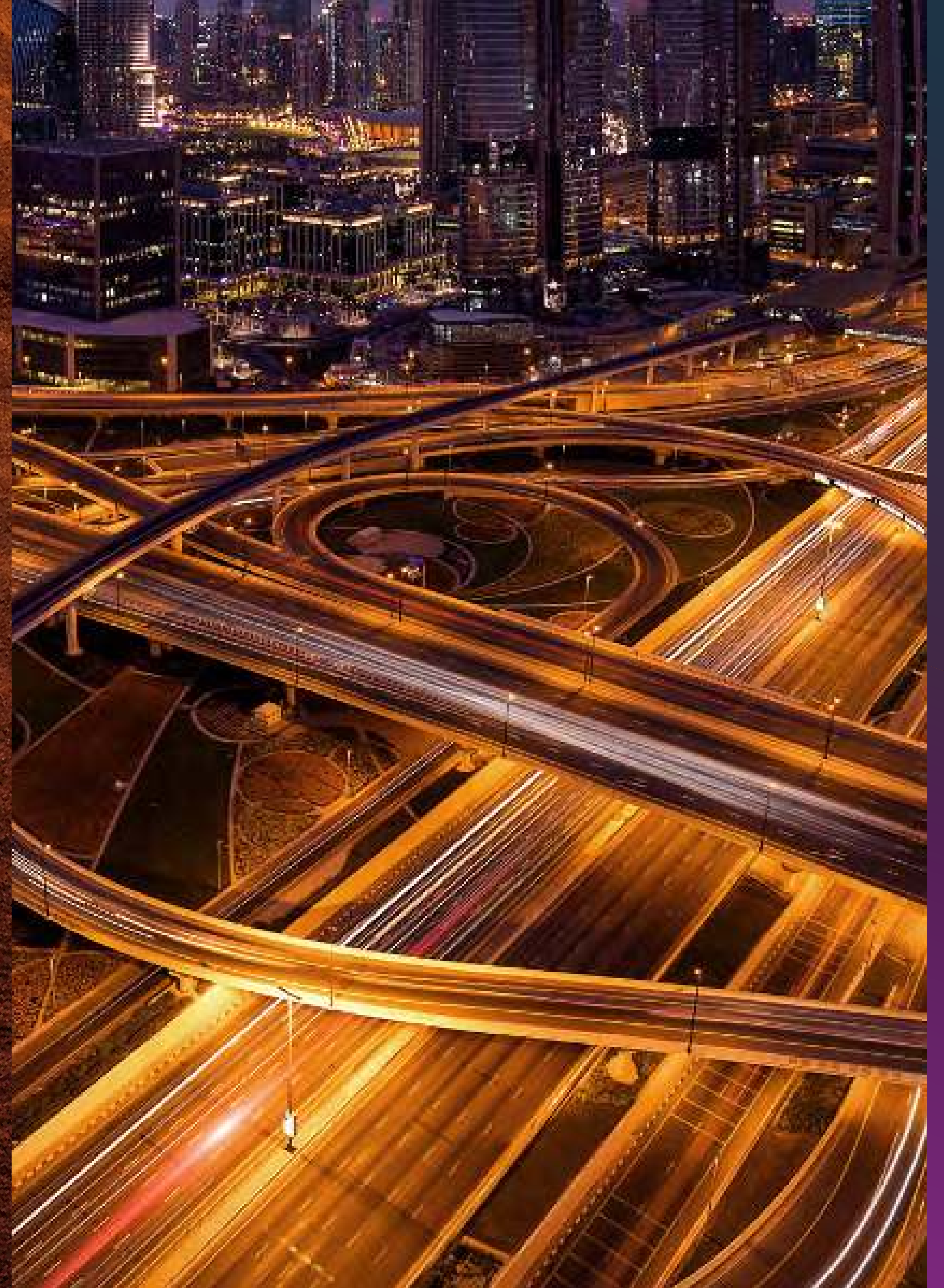
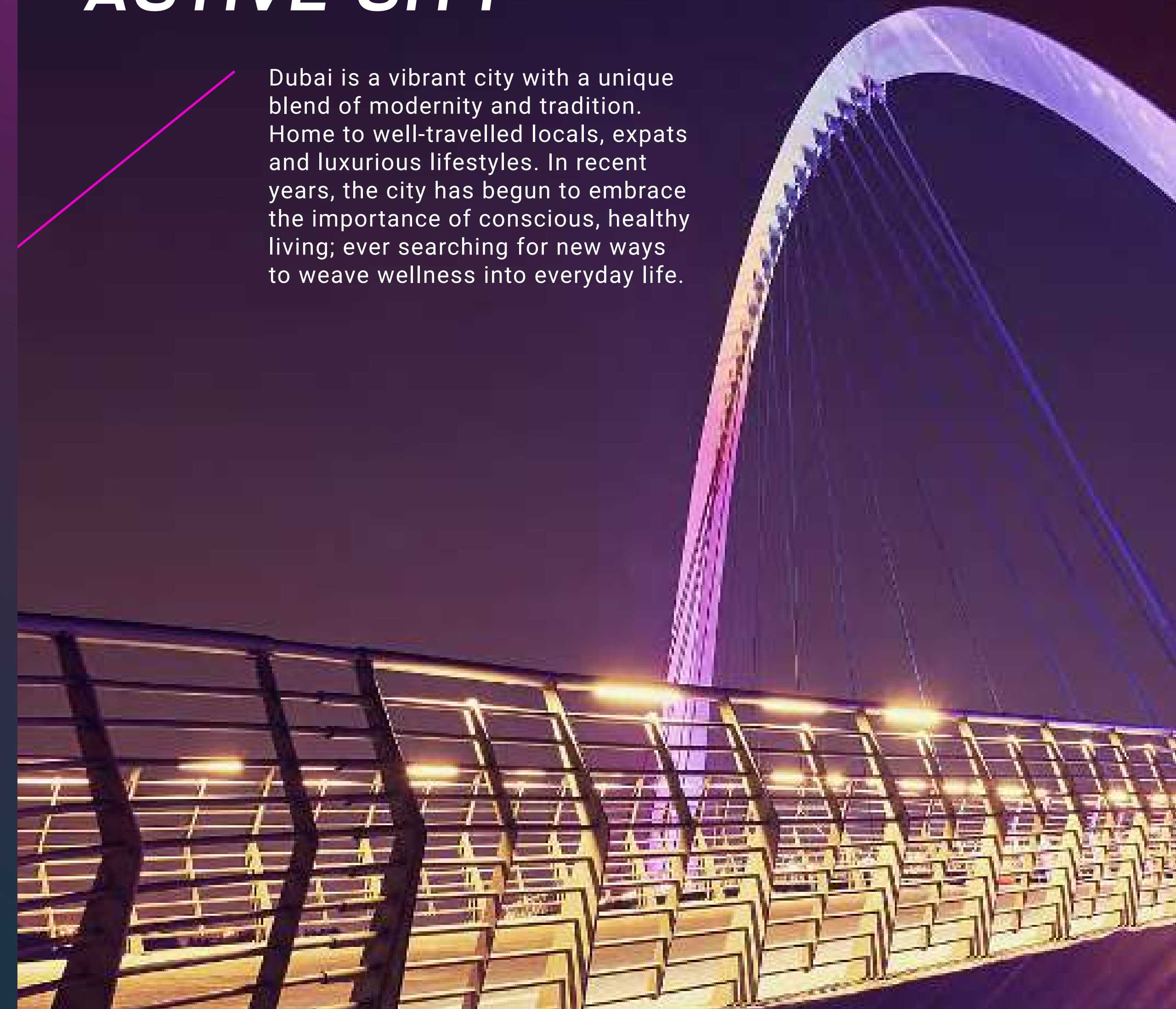


*ALDAR—  
**ENRICHING**  
PEOPLE'S LIVES*

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.



An aerial night view of a large residential development. The scene is illuminated by warm, golden lights from the buildings and streets, creating a vibrant atmosphere. Several glowing trails, primarily in shades of orange and red, wind through the complex, highlighting the recreational paths. The layout features a mix of multi-story apartment buildings and smaller townhome-style units, all arranged in a structured, grid-like pattern. In the foreground, a wide, multi-lane road with a median is visible. The overall impression is one of a modern, well-planned community designed for active living.

## **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.

Jebel Ali  
Freezone

Expo City Dubai

Dubai Sports City

Dubai Marina

The Palm

Mall of the  
Emirates

Al Barsha

Dubai Hills

Dubai Mall, Downtown  
& Burj Khalifa  
30 mins

Global Village

Al Barari

DXB Airport  
30 min

Haven

Nad Al Sheba

Dubai - Al Ain Road

Emirates Road

أثلون  
ATHLON



LIVE LIFE OUT LOUD



**NATURE WAITS  
AT YOUR FRONT DOOR**

An architectural rendering of a modern clubhouse at dusk. The building features a curved, metallic, 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 group of people is standing and talking on the right. In the background, a long, illuminated bridge with a similar ribbed structure spans across the scene. The sky is a mix of blue and orange, suggesting sunset or sunrise. Two thin, magenta diagonal lines are present in the upper right corner of the image.

# WELCOME TO **ACTIVE LIVING**

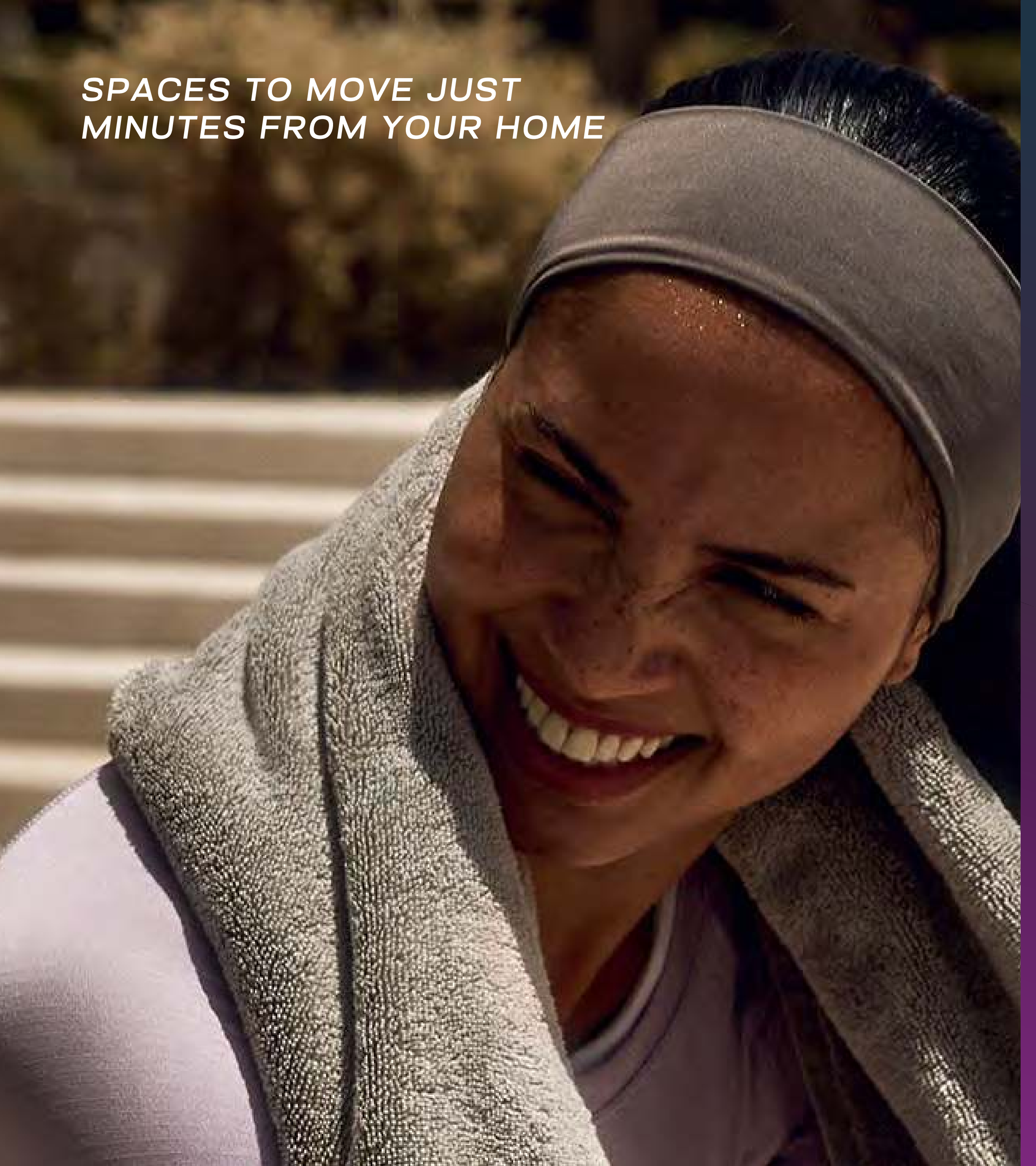
A Signature Clubhouse welcomes you at the entrance to Athlon. This iconic landmark is complemented by dedicated zones for fitness and socialising throughout the community.

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

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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

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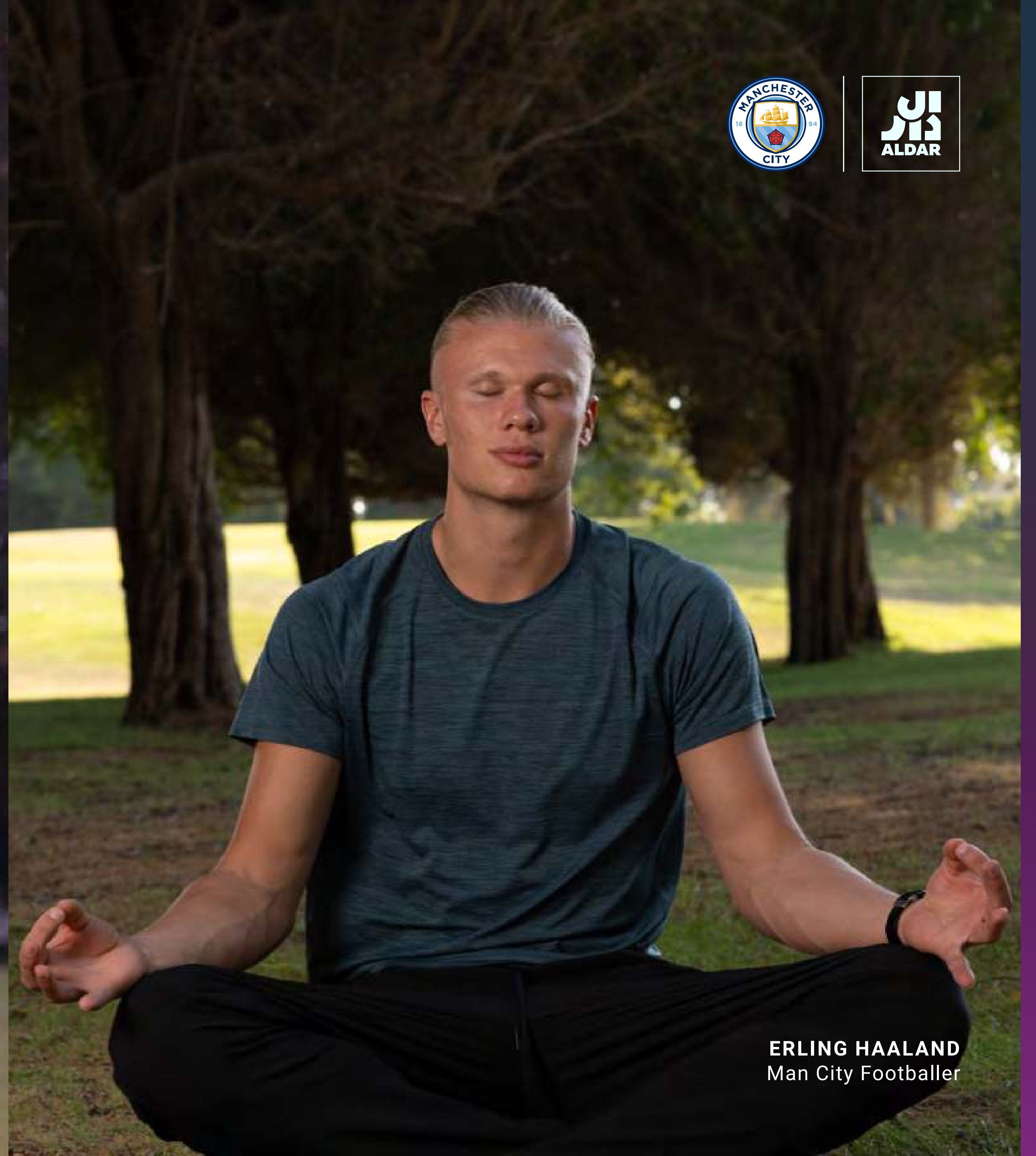


# CURATED BY **EXPERTS**

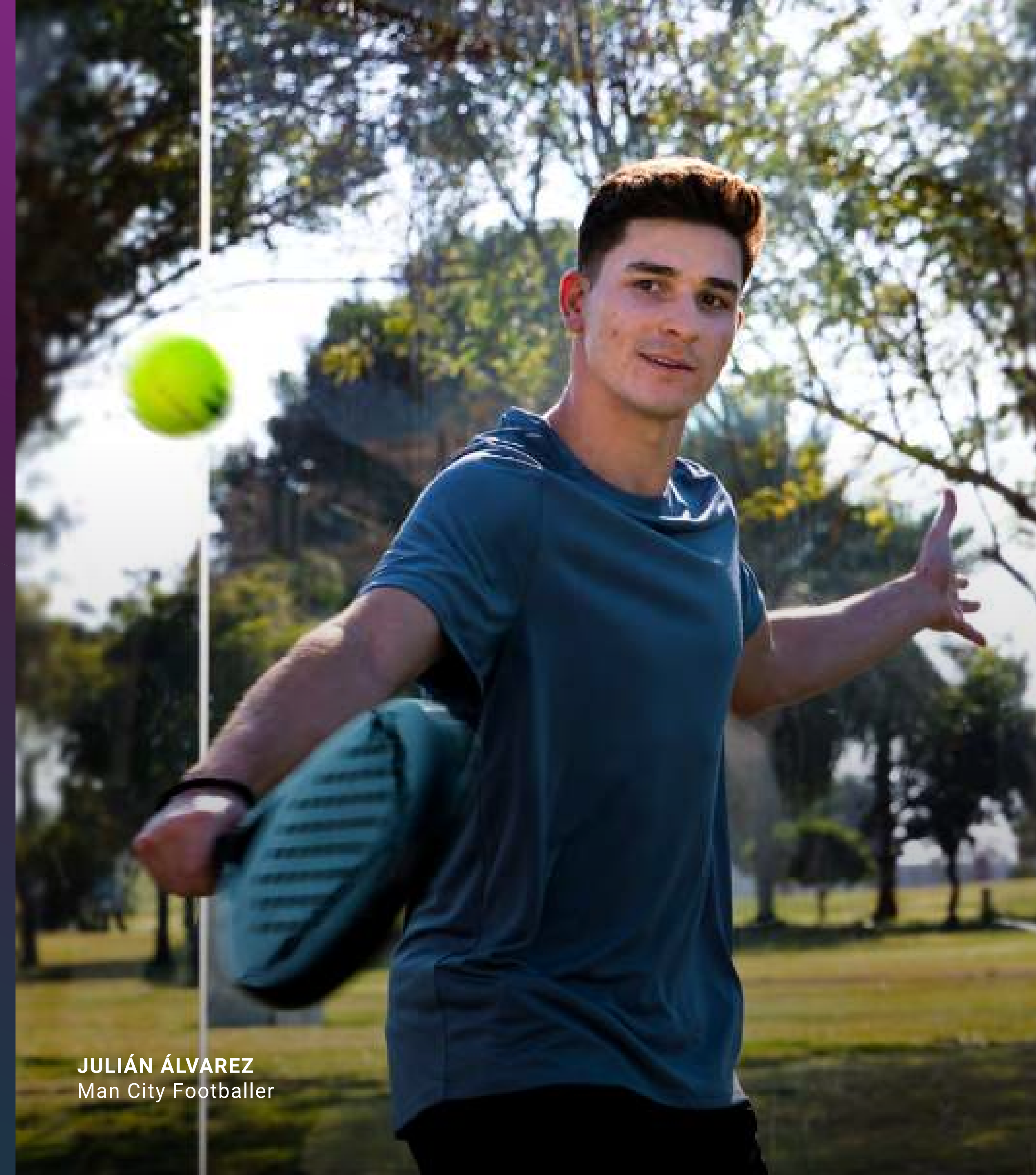
Athlon has been developed with some of the world's foremost wellbeing experts and athletes—those who understand the transformative impact of living in a community that's designed with movement and wellbeing at its core.



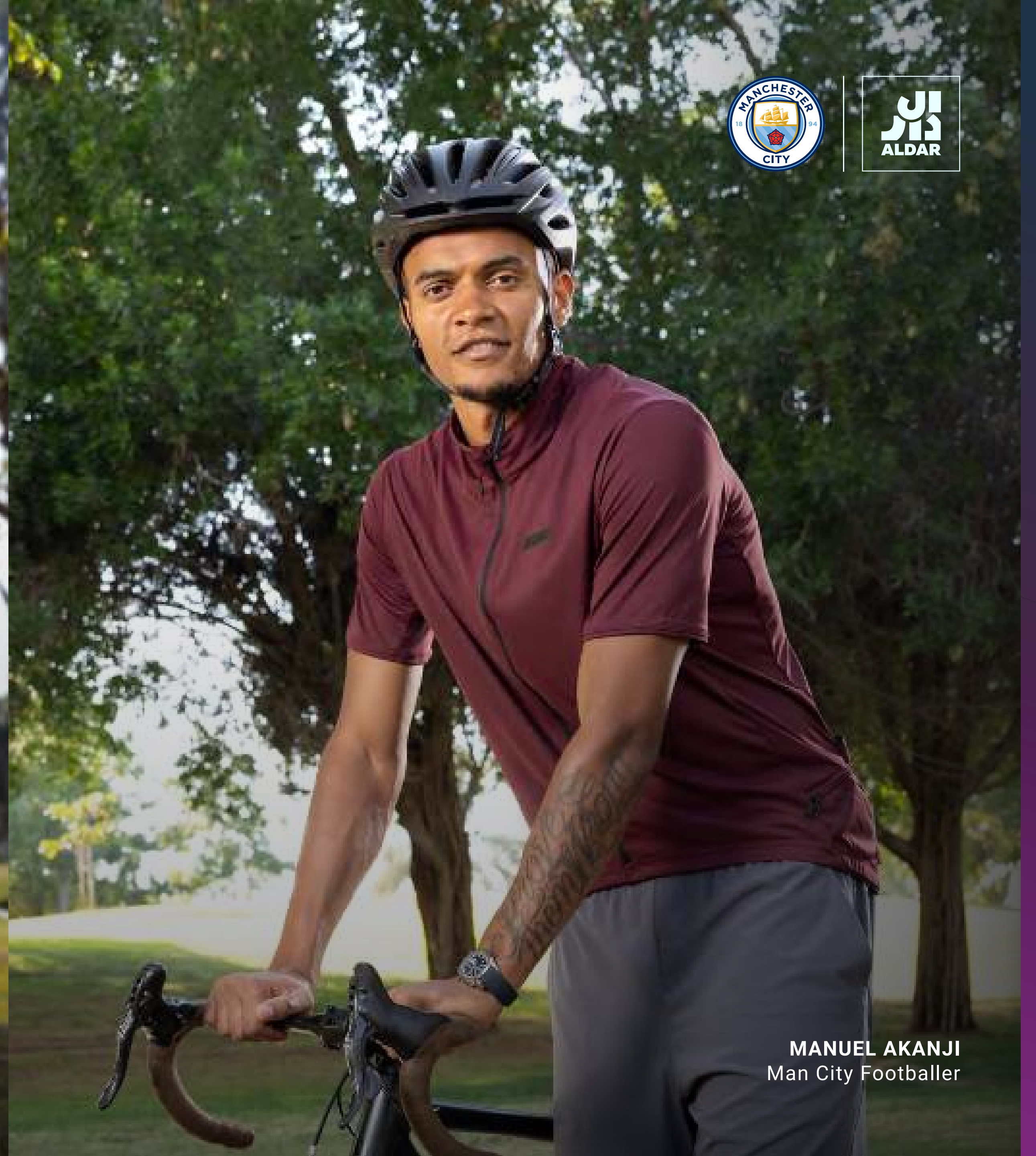
**ROHIT SHARMA**  
Indian National Cricket Team Captain



**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*

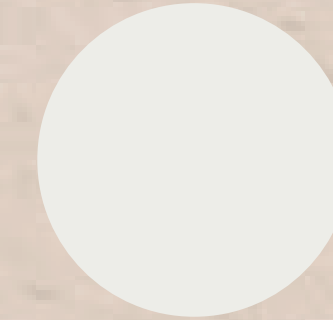




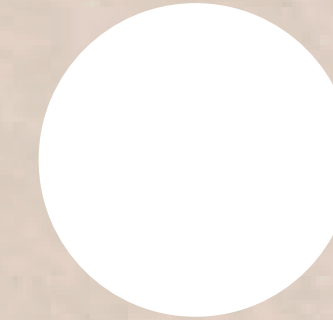
*LAVISH SPACES  
BATHE IN SUNLIGHT*



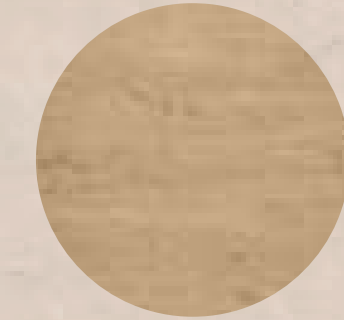
# FINISHES: LIGHT SCHEME



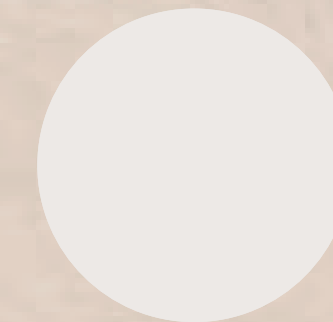
GENERAL WALLS  
Paint



GENERAL CEILING  
Paint



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



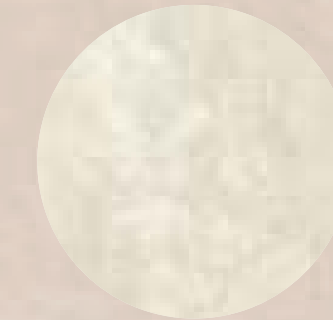
INTERIOR DOORS AND  
WARDROBE  
Lacquer



SANITARYWARE,  
IRONMONGERY AND JOINERY  
Metal



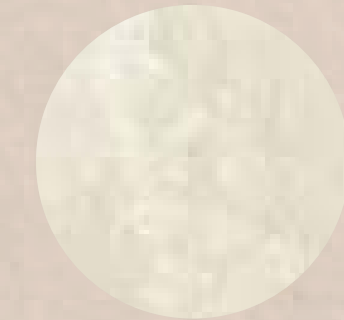
SANITARYWARE FINISH  
Ceramic



GENERAL FLOOR  
Porcelain Tile



BEDROOM FLOOR  
Porcelain Tile



BATHROOM FLOOR AND WALLS  
Porcelain Tile



SHOWER ACCENT WALL  
Porcelain Tile

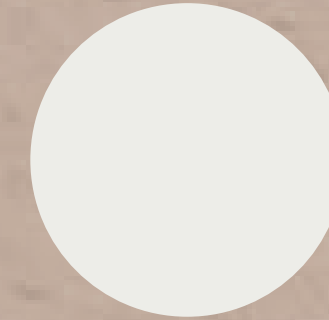


STAIRCASE AND THRESHOLD  
Reconstituted Stone

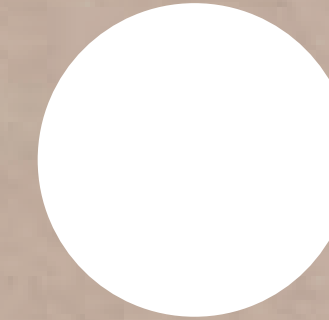


KITCHEN COUNTERTOP,  
BACKSPLASH AND BATHROOM VANITY  
Reconstituted Stone

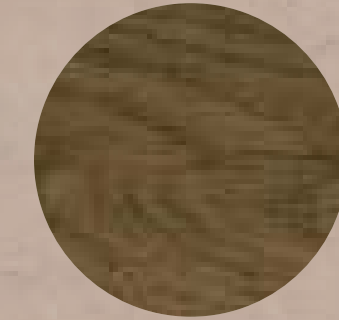
# FINISHES: DARK SCHEME



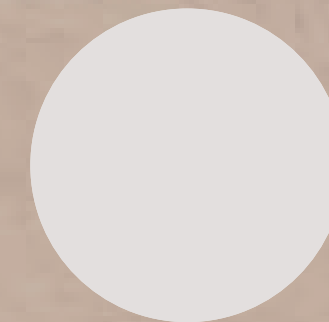
GENERAL WALLS  
Paint



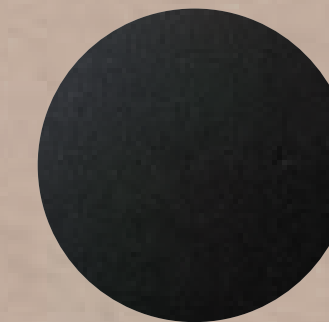
GENERAL CEILING  
Paint



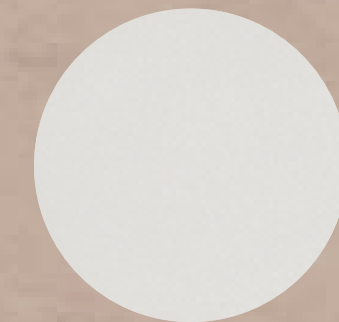
KITCHEN/BATHROOM JOINERY,  
LIVING ROOM SLATS AND MAIN DOOR  
Laminate



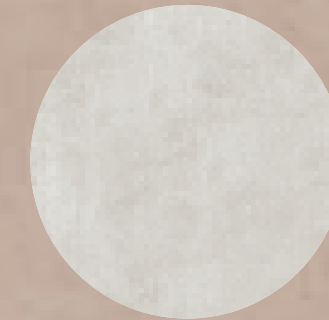
INTERIOR DOORS AND  
WARDROBE  
Lacquer



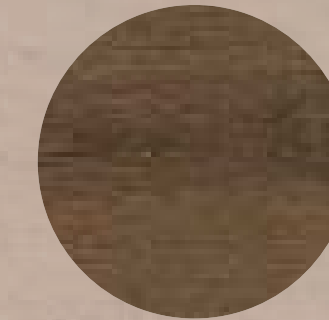
SANITARYWARE,  
IRONMONGERY AND JOINERY  
Metal



SANITARYWARE FINISH  
Ceramic



GENERAL FLOOR  
Porcelain Tile



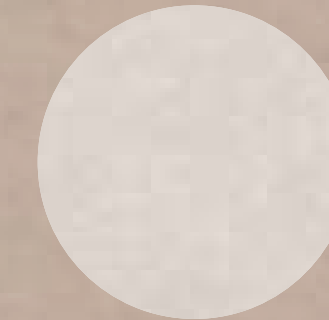
BEDROOM FLOOR  
Porcelain Tile



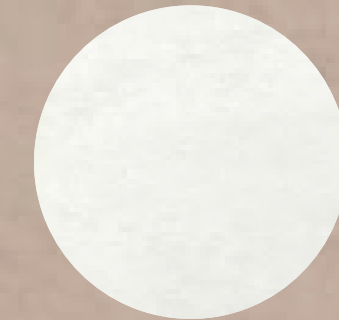
BATHROOM FLOOR AND WALLS  
Porcelain Tile



SHOWER ACCENT WALL  
Porcelain Tile



STAIRCASE AND THRESHOLD  
Reconstituted Stone



KITCHEN COUNTERTOP,  
BACKSPLASH AND BATHROOM VANITY  
Reconstituted Stone