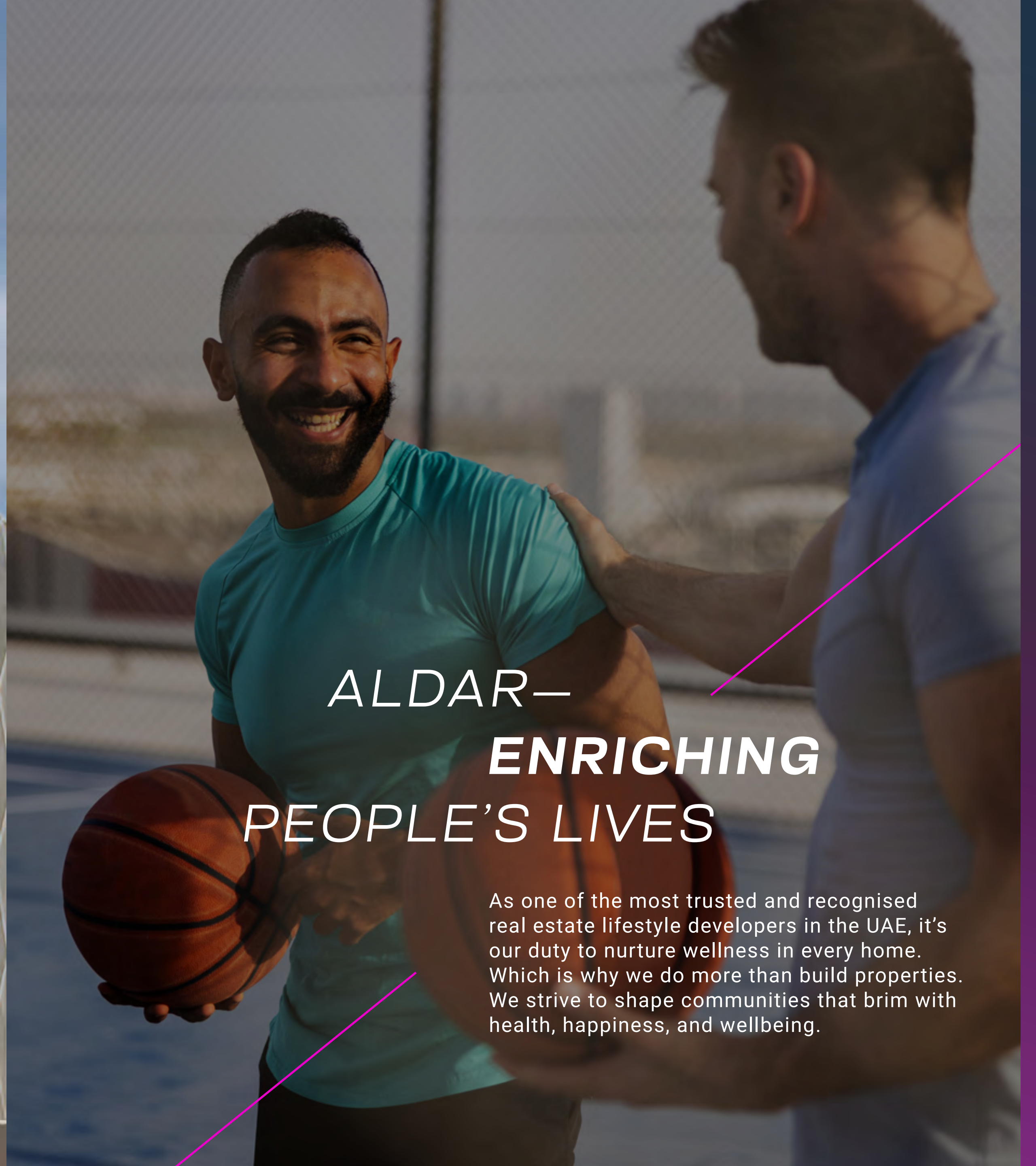




أثير ATHILON

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.

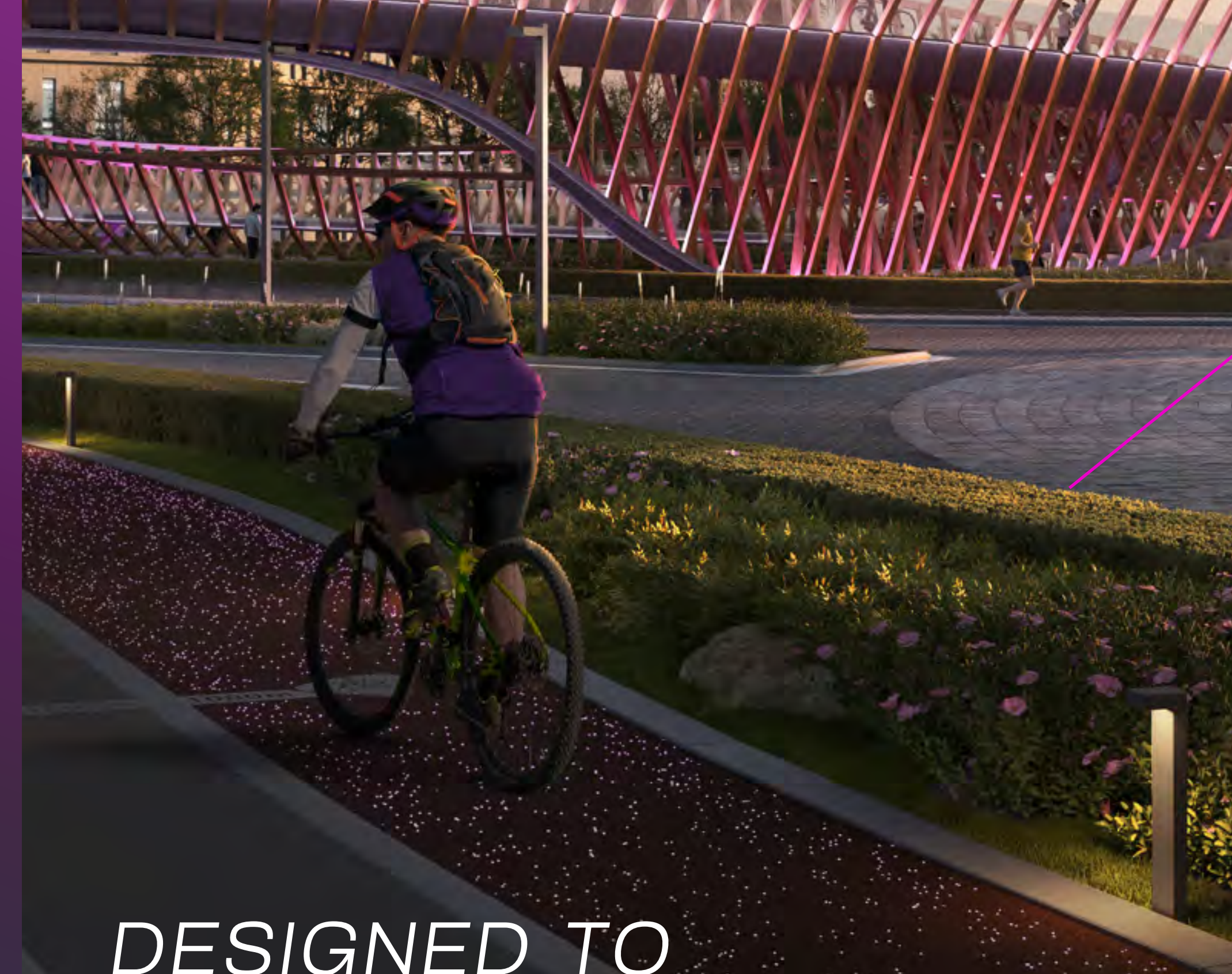


A group of four people (two men and two women) are running along a paved path in a park during sunset. The man in the foreground is wearing a white t-shirt and dark shorts. The woman next to him is wearing a grey tank top and white shorts. The man behind them is wearing a teal t-shirt and dark shorts. The woman in the foreground is wearing a maroon t-shirt and dark leggings. They are all smiling and looking forward. The background features lush greenery, palm trees, and a small fountain in the distance. The lighting is warm and golden, suggesting the time is either early morning or late afternoon.

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.

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

DXB Airport
30 min

Nad Al Sheba

Global Village

Al Barari

Haven

أثلون
ATHLON

Sheikh Zayed Road

Al Khail Road

Sheikh Mohammad Bin
Zayed Road

Dubai - Al Ain Road

Emirates Road



LIVE LIFE OUT LOUD



NATURE WAITS
AT YOUR FRONT DOOR

WELCOME TO **ACTIVE LIVING**

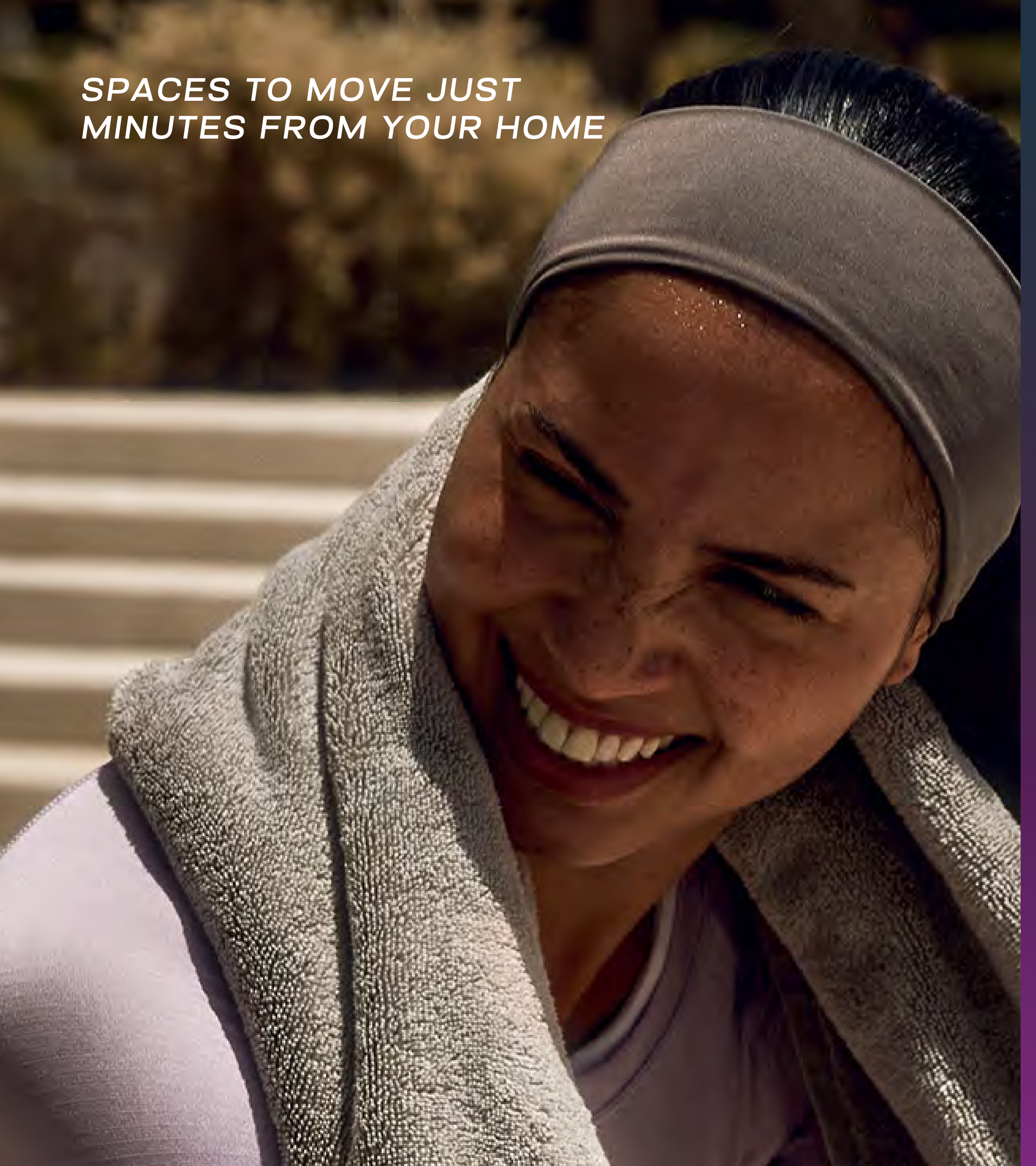
A Signature Clubhouse welcomes you at the entrance to Athlon. This iconic landmark is complemented by dedicated zones for fitness and socialising throughout the community.



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



A photograph of a modern, two-story house. The upper floor features a balcony with a glass railing and a large window reflecting the surrounding greenery. The lower floor has a garage with a dark-colored car parked inside. The house is surrounded by lush trees and foliage.

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 TOWNHOUSE



Ground Floor
(Landscaped by owner)



First Floor

4-BED TOWNHOUSE



Ground Floor
(Landscaped by owner)



First Floor

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)



3-BED VILLA / STANDARD



Ground Floor

(Landscaped by owner)



First Floor

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)



4-BED VILLA / STANDARD



Ground Floor
(Landscaped by owner)



First Floor

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)



5-BED VILLA / STANDARD



Ground Floor
(Landscaped by owner)



First Floor

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)



4-BED VILLA / PREMIUM



Ground Floor
(Landscaped by owner)



First Floor

5-BED VILLA **HORIZON** / PREMIUM (FRONT)



*5-BED VILLA **HORIZON** / PREMIUM (BACK)*



5-BED VILLA *PILLAR* / PREMIUM (FRONT)



5-BED VILLA PILLAR / PREMIUM (BACK)



5-BED VILLA / PREMIUM



Ground Floor
(Landscaped by owner)



First Floor

6-BED VILLA HORIZON / PREMIUM (FRONT)



6-BED VILLA *HORIZON* / PREMIUM (BACK)



6-BED VILLA PILLAR / PREMIUM (FRONT)



*6-BED VILLA **PILLAR** / PREMIUM (BACK)*



6-BED VILLA / PREMIUM



Ground Floor
(Landscaped by owner)



First Floor



Second Floor



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



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