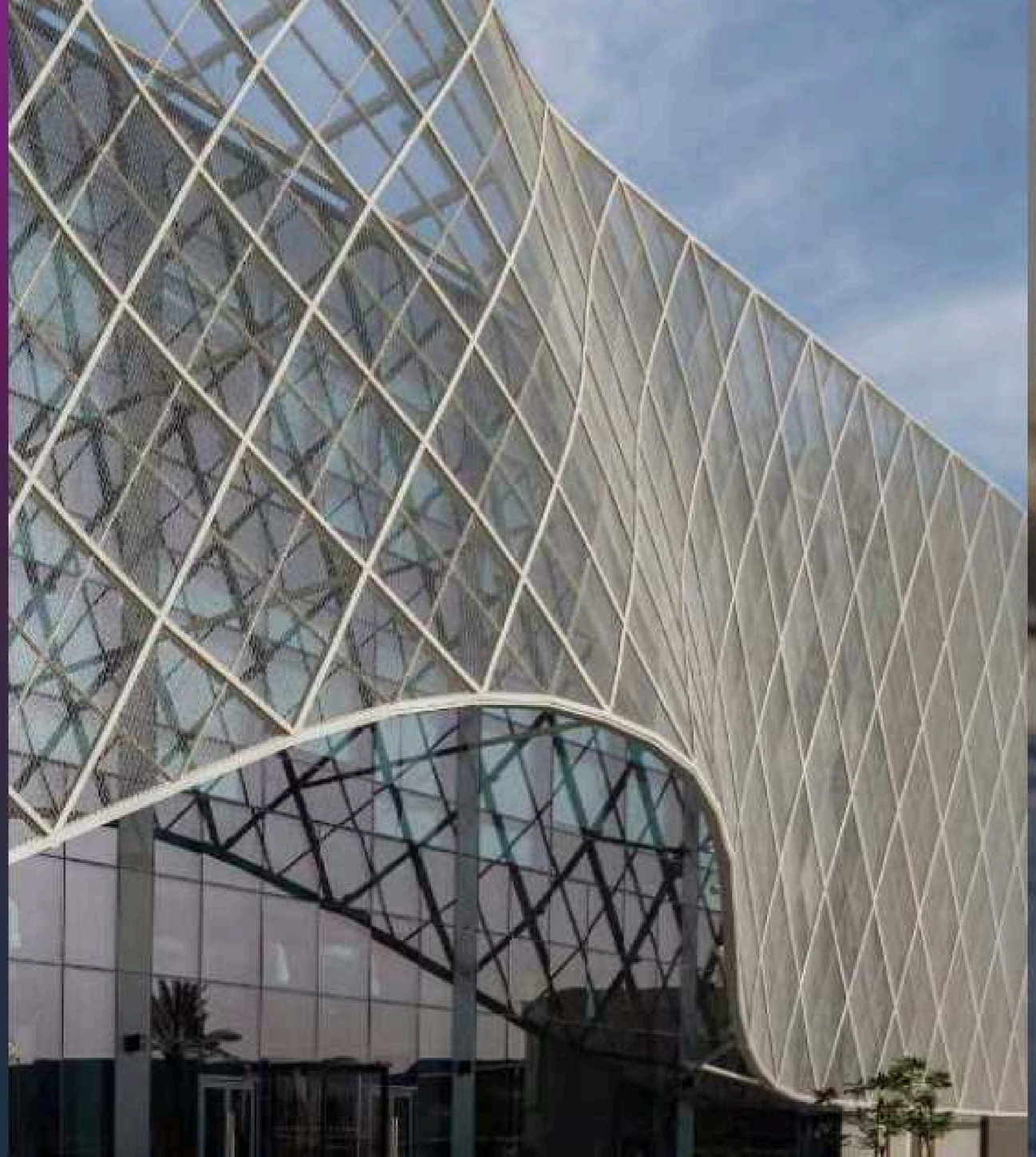

أثلون
ATHLON
WELCOME TO
ACTIVE LIVING





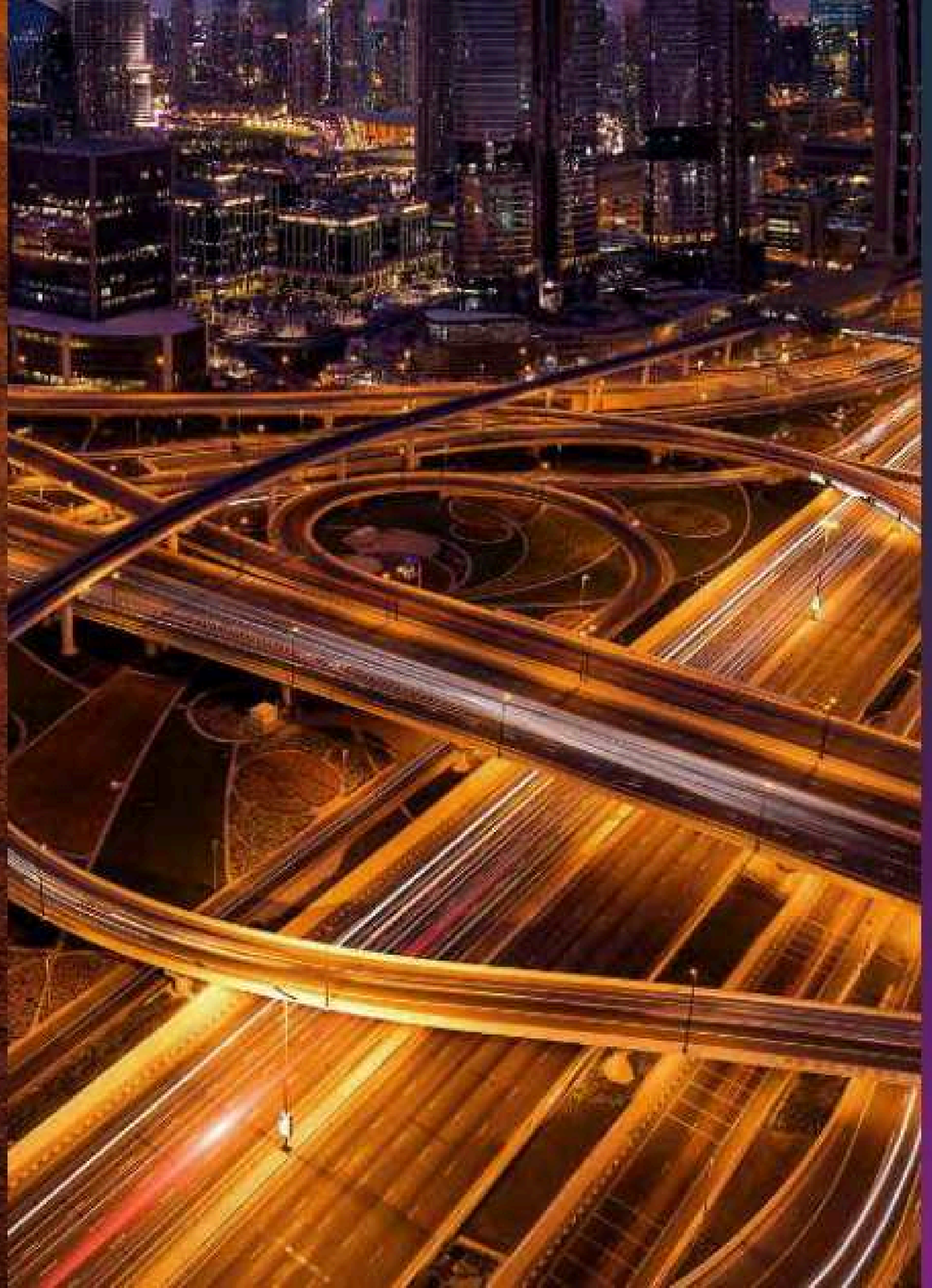
ALDAR— ***ENRICHING*** PEOPLE'S LIVES

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.



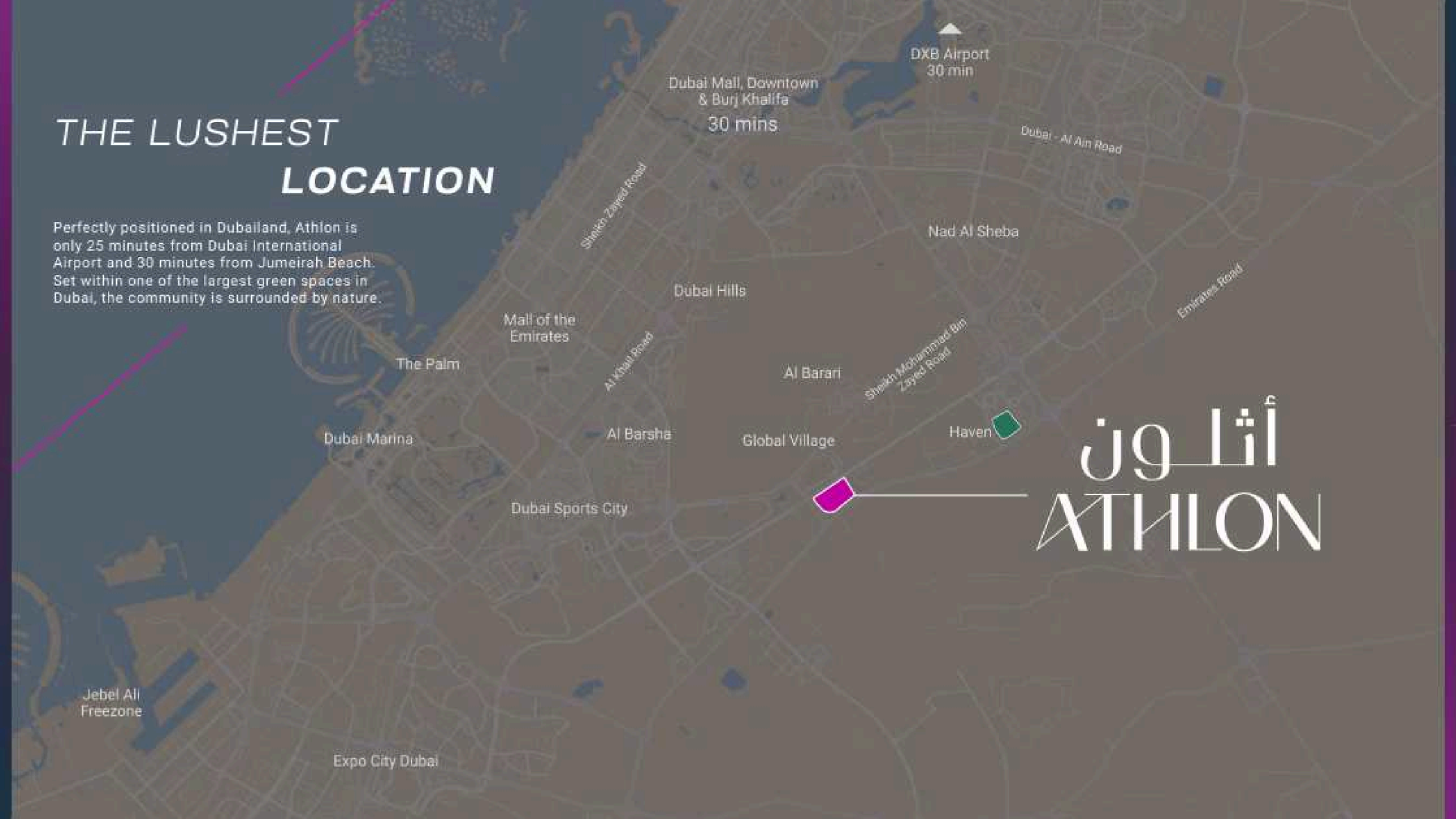
***ATHLON** IS YOUR*
PLAYGROUND

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.




LIVE LIFE OUT LOUD



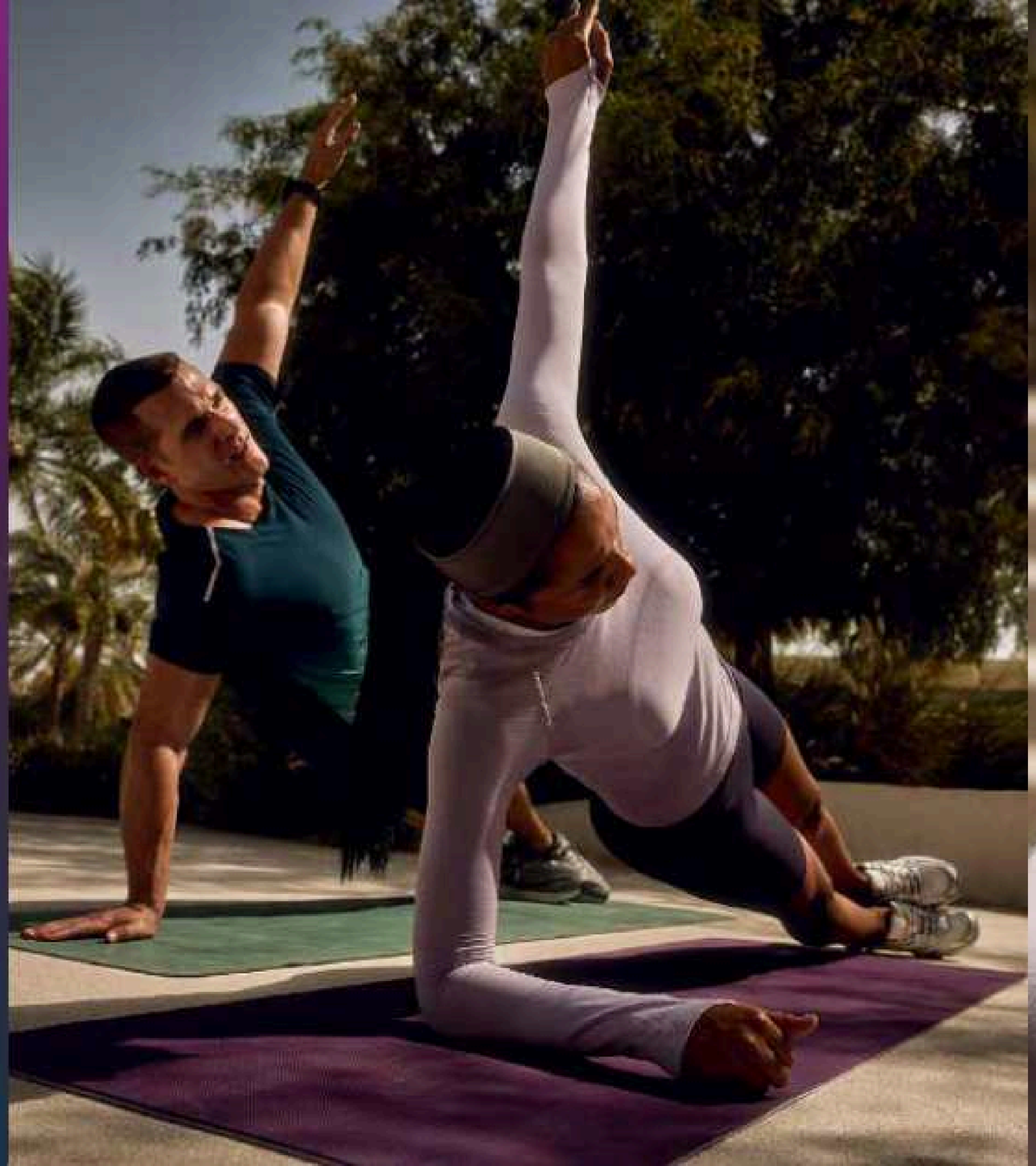
NATURE WAITS
AT YOUR FRONT DOOR



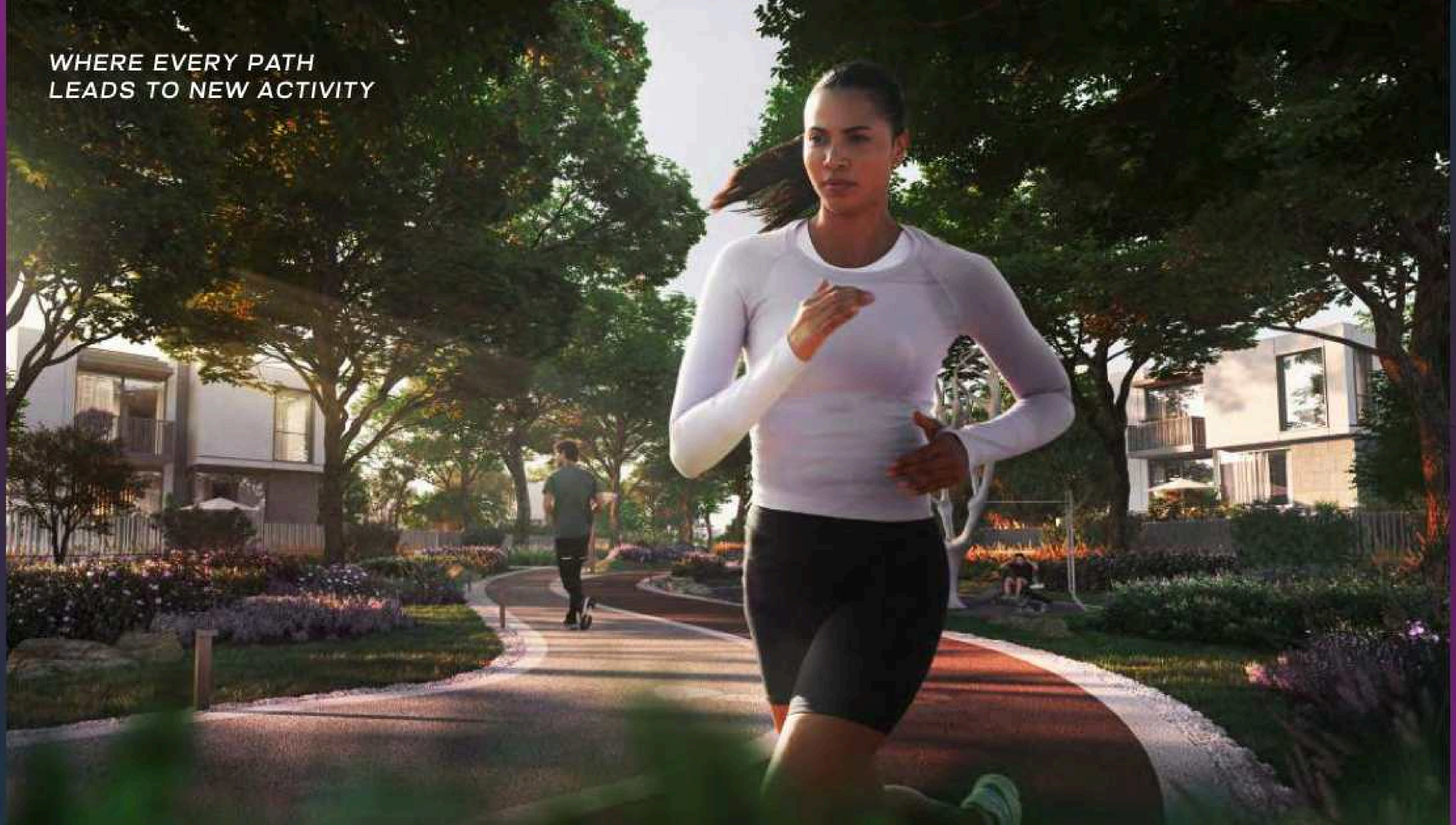
WELCOME TO
ACTIVE LIVING

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



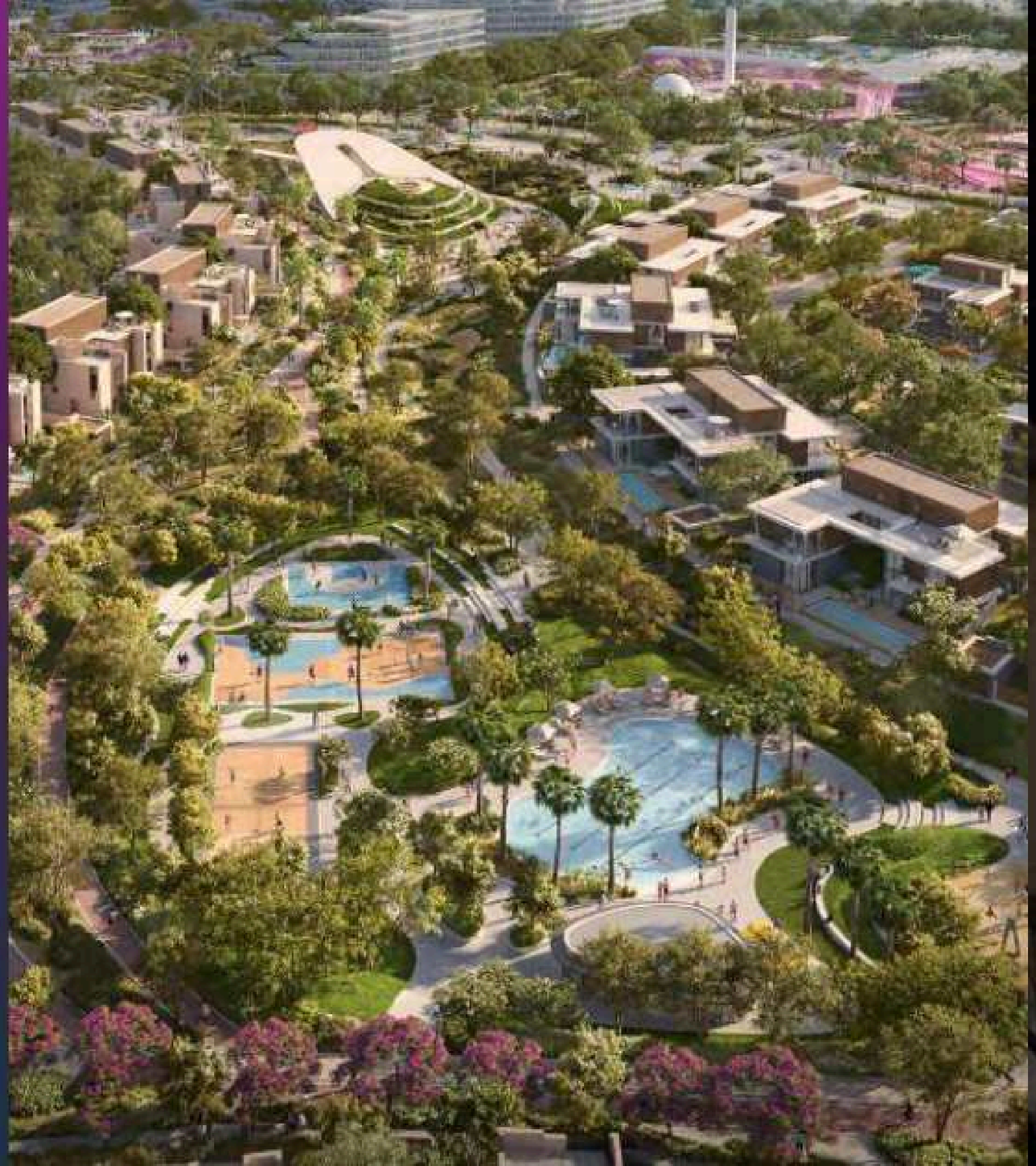

SPACES TO MOVE JUST
MINUTES FROM YOUR HOME


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





SMART FEATURES

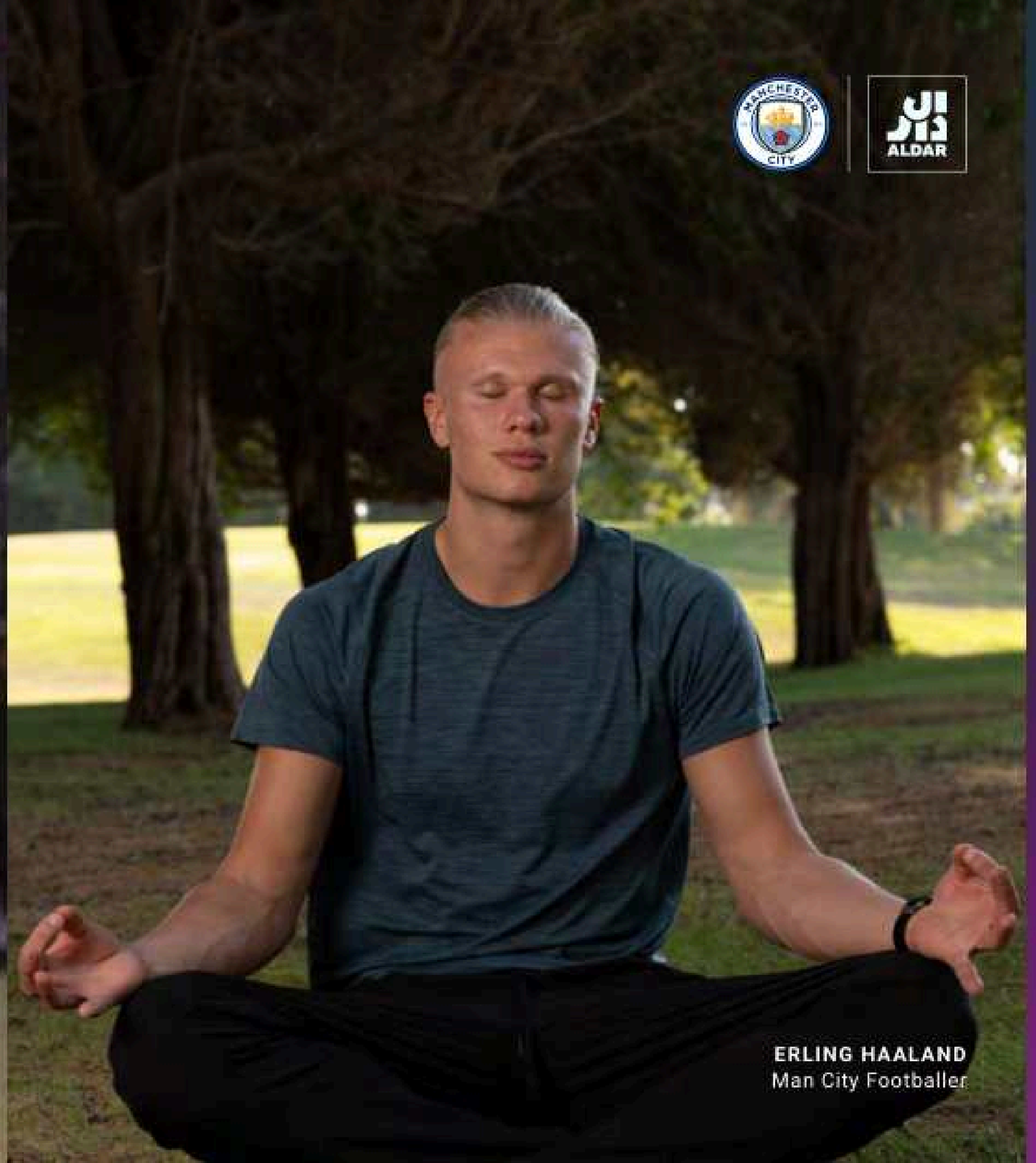
- SMART IRRIGATION
- SMART WASTE MANAGEMENT
- ENVIRONMENTAL MONITORING FOR SPORTS
- AIR QUALITY MONITORING
- NOISE MONITORING AND SOUND MASKING
- DIGITAL AMENITIES BOOKING
- COMMUNITY ACCESS CONTROL
- INTEGRATED SAFETY AND SECURITY MANAGEMENT

CURATED BY **EXPERTS**

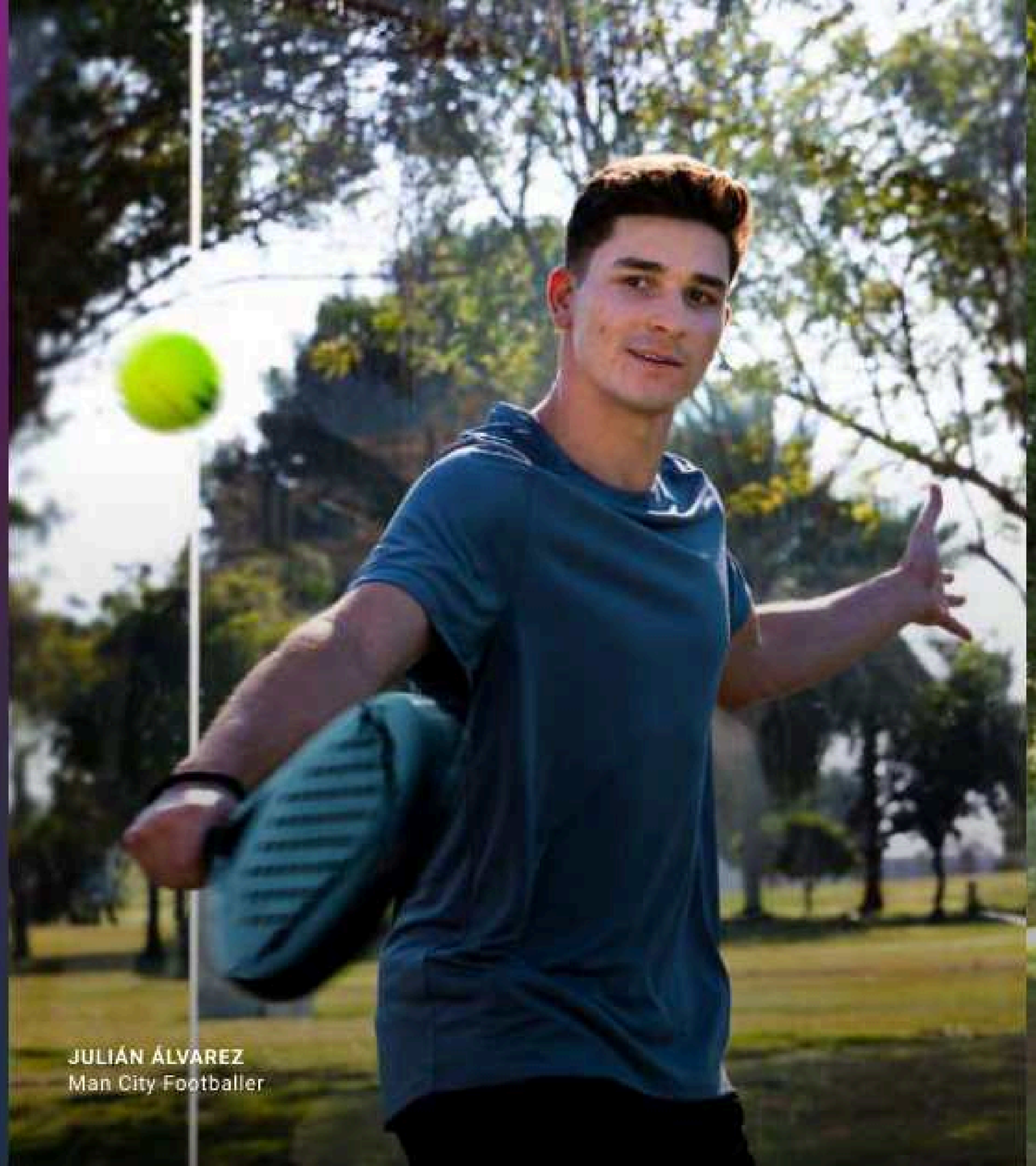
Athlon has been developed with some of the world's foremost wellbeing experts and athletes—those who understand the transformative impact of living in a community that's designed with movement and wellbeing at its core.

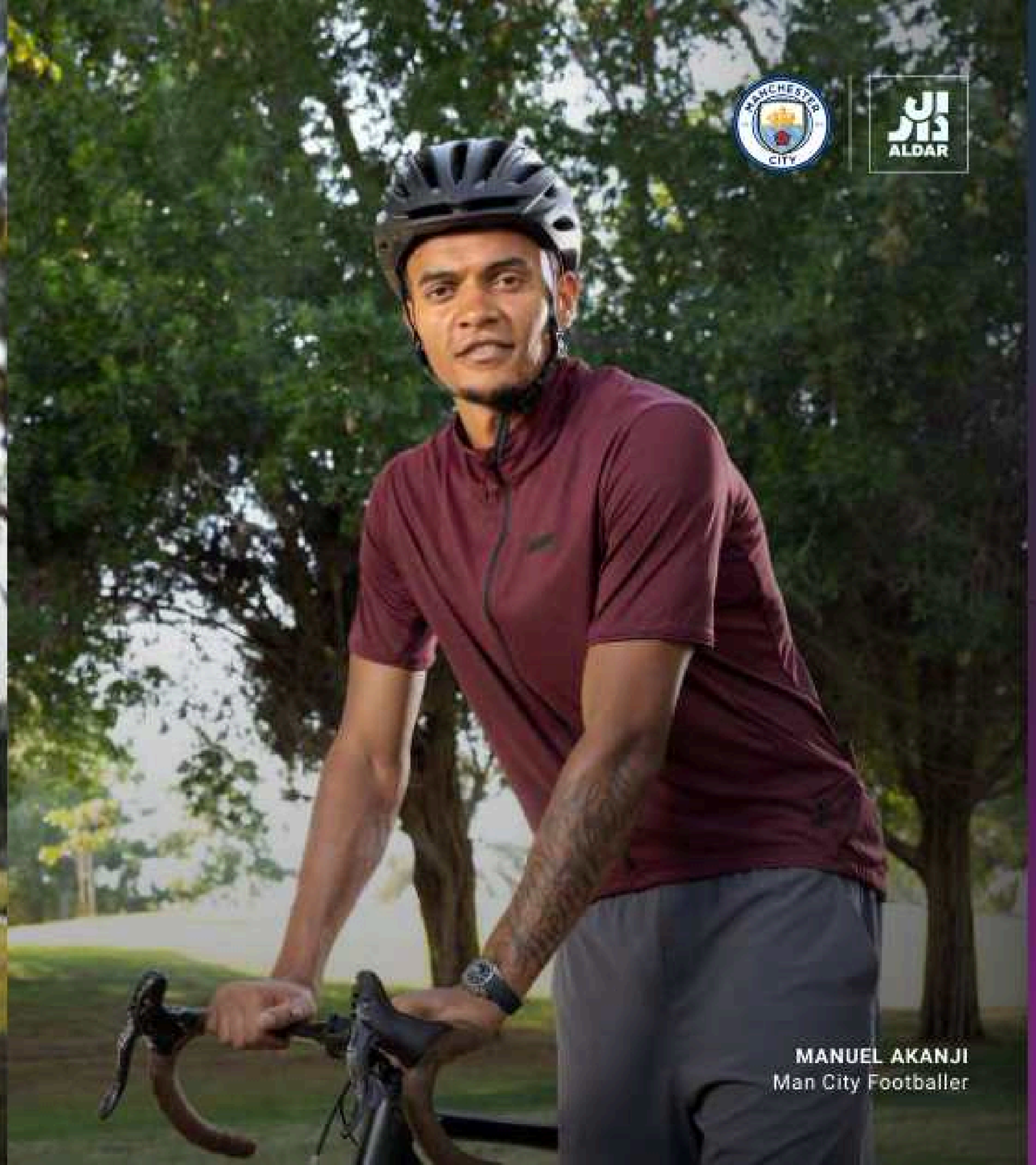


ROHIT SHARMA
Indian National Cricket Team Captain



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)
08


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)
08

*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)*
30


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

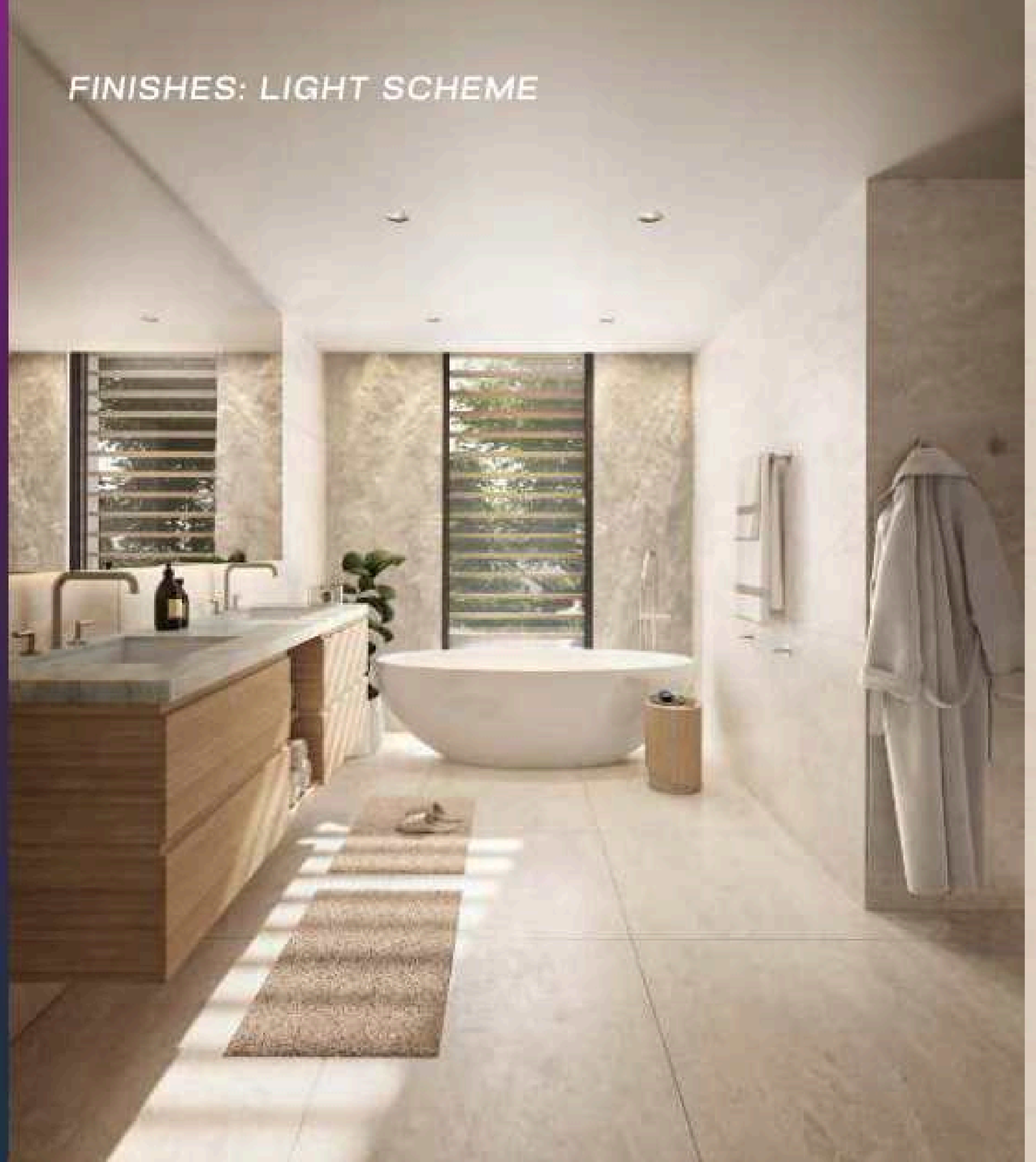

WHERE LUXURY
MEETS DAYLIGHT


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