



## 2 CORNER UNIT | NEAR TO AMENITIES | NEGOTIABLE

Prop Shop Global Real Estate presents this brand-new 4-bedroom Townhouse in Theon at Athlon, a contemporary sub-community within the vibrant Athlon district in Dubai. This Townhouse offers an excellent opportunity for families and investors looking to be part of a modern, amenity-rich community.

### Property Features

4 Bedrooms + Maid Room

5 Bathrooms

Size: 3118.20 sq ft

Spacious living and dining areas

Open-plan kitchen with fitted cabinets

Private garden and terrace access

Built-in wardrobes and ample storage

### Community & Amenities

Residents of Theon at Athlon enjoy access to the wide range of amenities in the Athlon community, including:

Basketball court, climbing wall, and skate park

Family and lap pools, splash pad, and outdoor cinema

Outdoor fitness facilities, running track, and cycle routes

Padel tennis court, table tennis courts, and yoga & meditation areas

Landscaped gardens, clubhouse, and public transport access

### Location Highlights

1.4 km to Global Village

2.4 km to IMG Worlds of Adventure

Close proximity to golf clubs including Arabian Ranches Golf Club (5 km)

Easy access to major roads and transport links

#### Schools Nearby

GEMS Winchester School – 2.7 km, British curriculum

Victory Heights Primary School – 2.9 km, British curriculum

Dunecrest American School – 3.6 km, American IB curriculum

Jumeirah English Speaking School, Arabian Ranches – 4.5 km, British & IB curriculum

This Townhouse in Theon at Athlon offers a perfect blend of modern design, community living, and lifestyle convenience in one of Dubai's upcoming residential hotspots.

Contact Prop Shop Global Real Estate today to schedule a viewing or to learn more about this exciting investment opportunity.

 4,500,000 AED / Sale

 Theon at Athlon, Athlon by Aldar, Dubai Land, Dubai

# Specifications

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Status: Published      Offering type: Sale      Rooms: 4      Bathrooms: 5

From date: 2025-11-13      Size: 3118

Reference Number:

SUJ01-ALDARD3-041

## Amenities

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- ✓ Built in Wardrobes      ✓ Central A/C      ✓ Covered Parking
- ✓ Maids Room      ✓ Private Garden      ✓ Children's Play Area

## Images

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