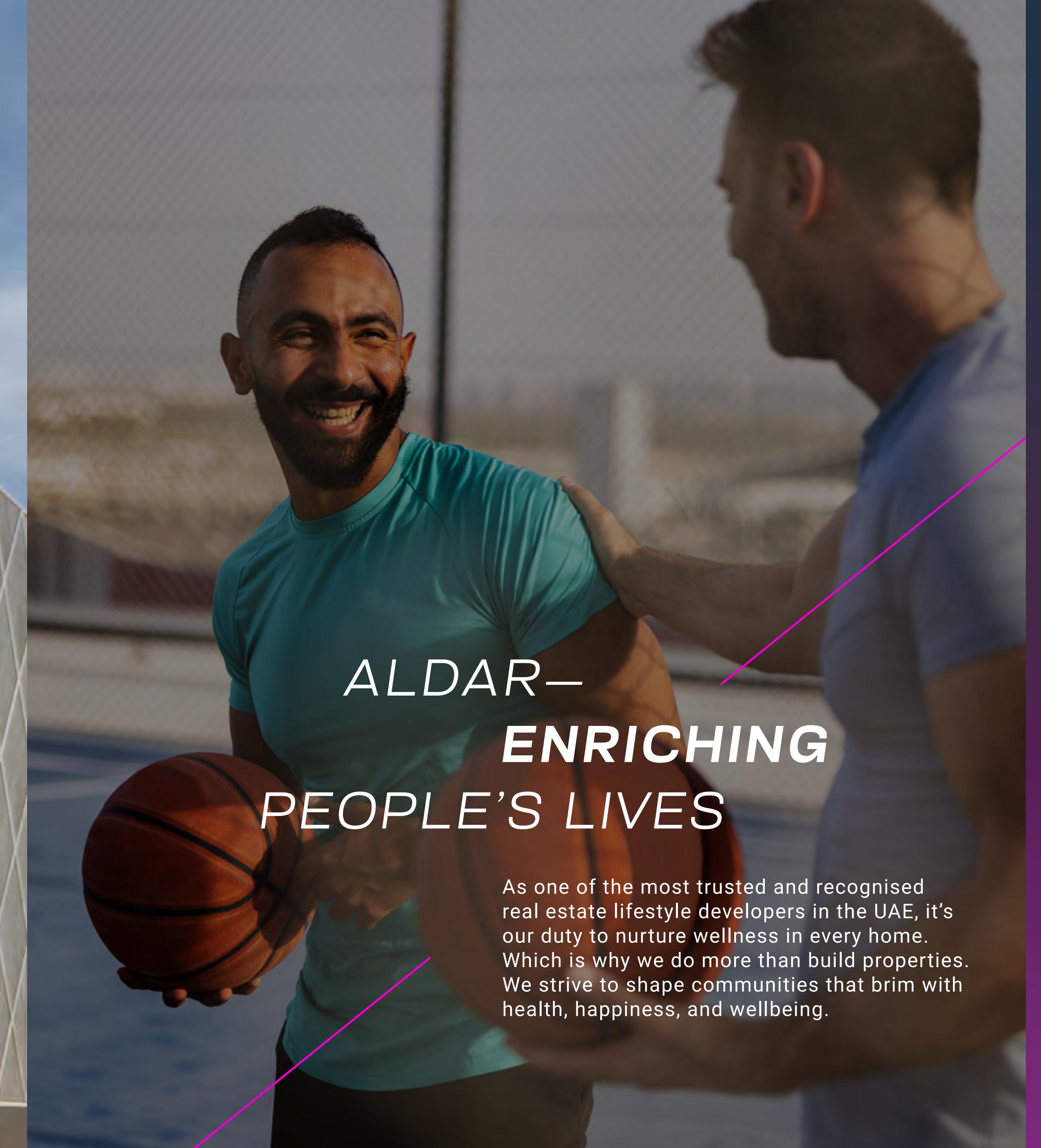




U9UJ ATHLON

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.





جولدن WELCOME TO ATHLON

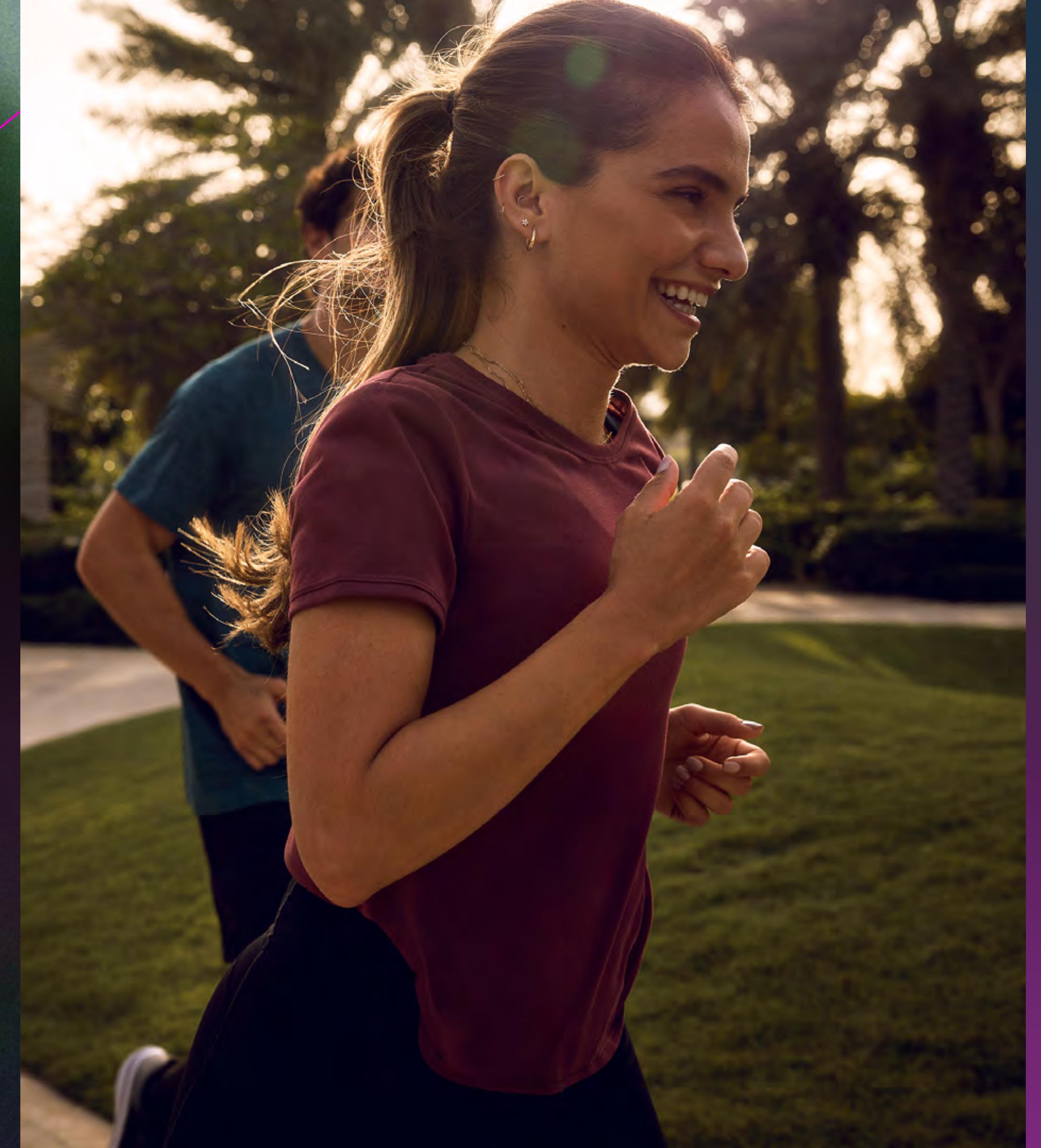
The first community in Dubai that
makes movement a natural part of life.





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

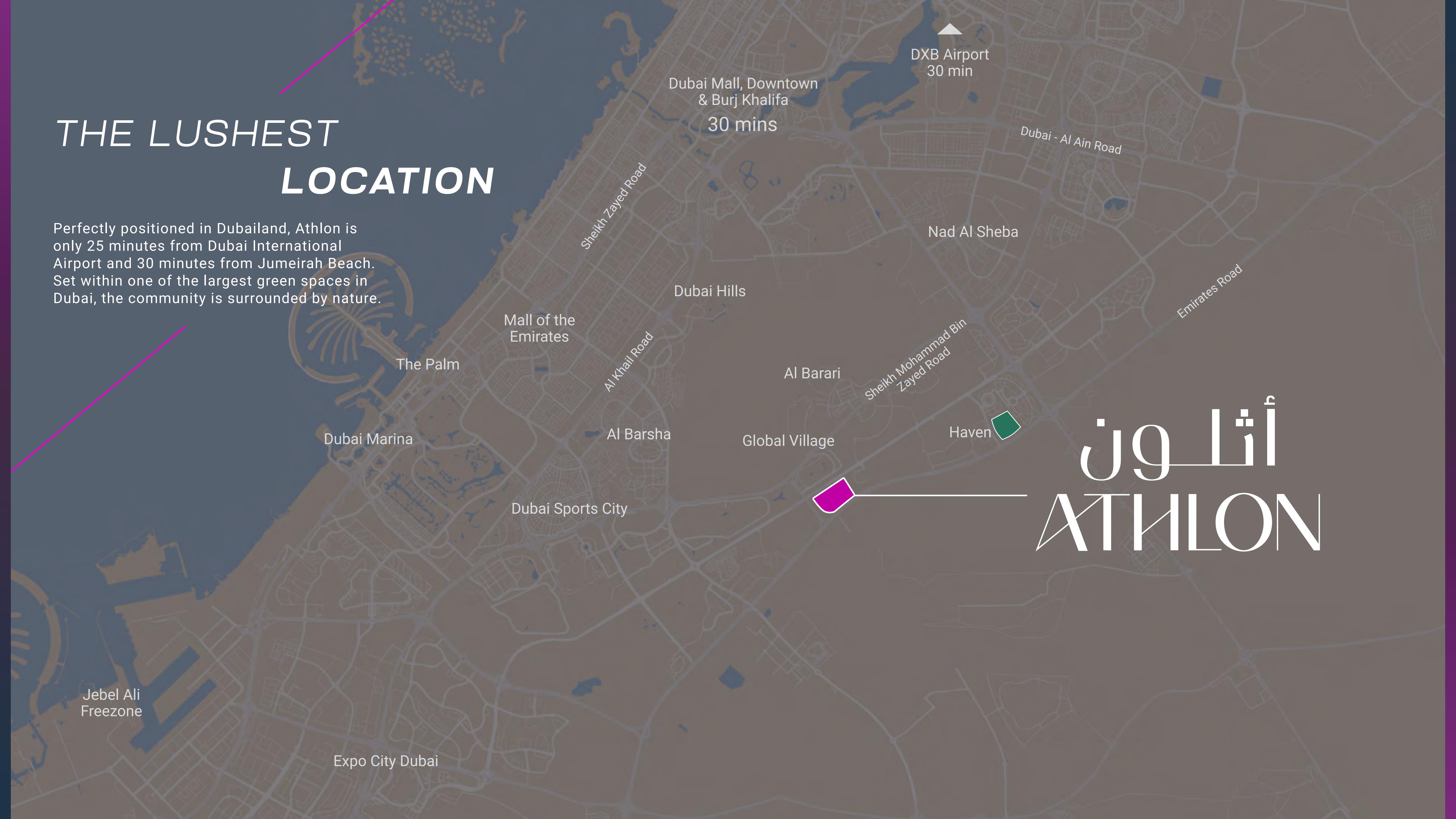
- 4.6 km** Trail-running Loop
- 2.2 km** Family-friendly Loop
- 3.7 km** Cycling Loop
- 7** Clubhouses

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.



j9 ^{lil}
ATHLON



LIVE LIFE OUT LOUD



NATURE WAITS
AT YOUR FRONT DOOR



WELCOME TO ACTIVE LIVING

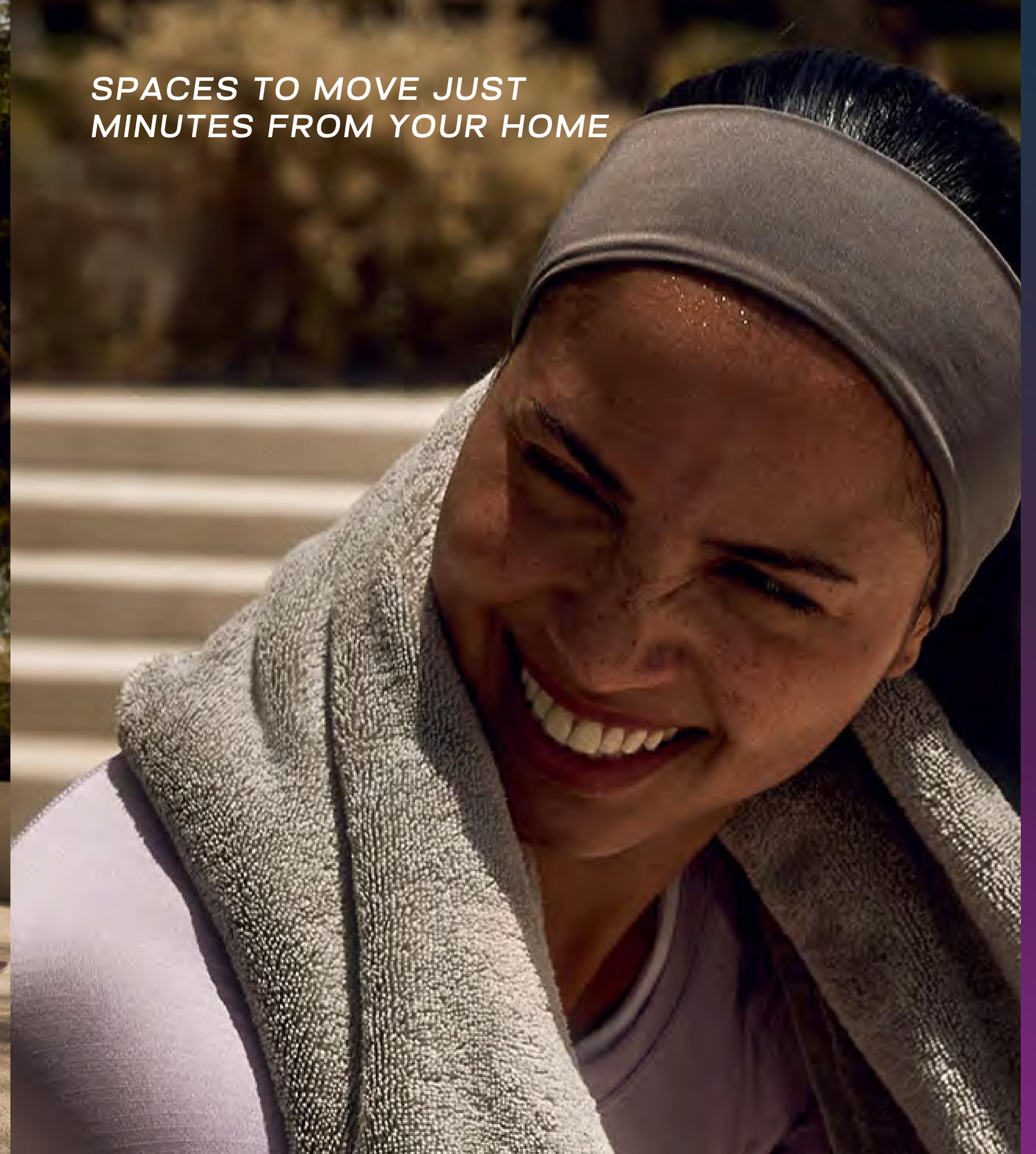
A Signature Clubhouse welcomes you at the entrance to Athlon. This iconic landmark is complemented by dedicated zones for fitness and socialising throughout the community.

A COMMUNITY CONNECTED
BY ACTIVITY



A photograph of a man and a woman performing a yoga pose outdoors. The man is in the foreground, leaning into a side plank with his right arm and leg extended. The woman is behind him, also in a side plank pose, with her right arm and leg extended. They are on purple and green mats on a paved surface with trees in the background.

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)

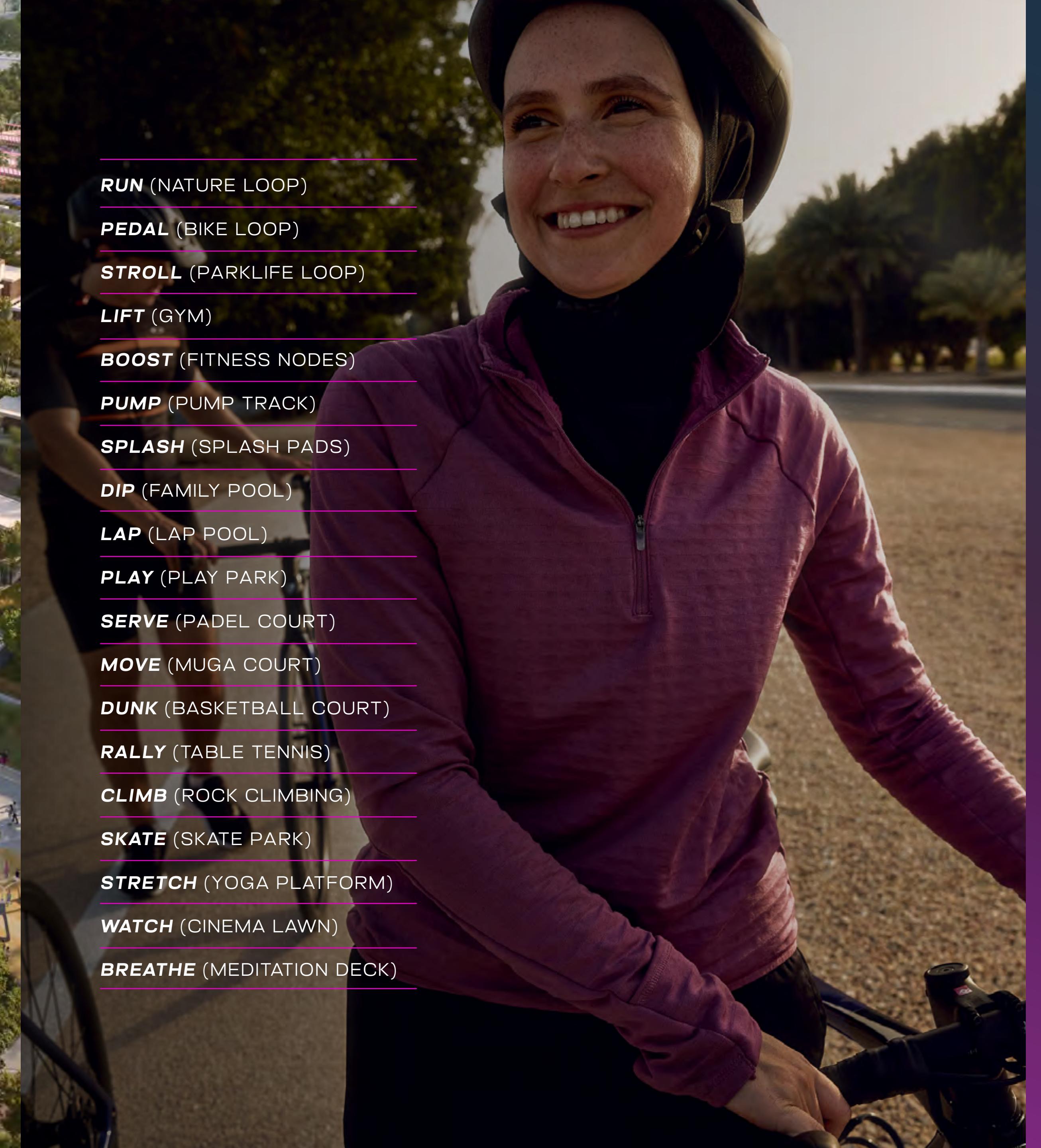
CLIMB (ROCK CLIMBING)

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/HANOVER

PRE-QUALIFIED FITOUT CONTRACTORS

LANDSCAPING, GARDENING, AND POOL
DESIGN & BUILD SERVICES

HANOVER 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.



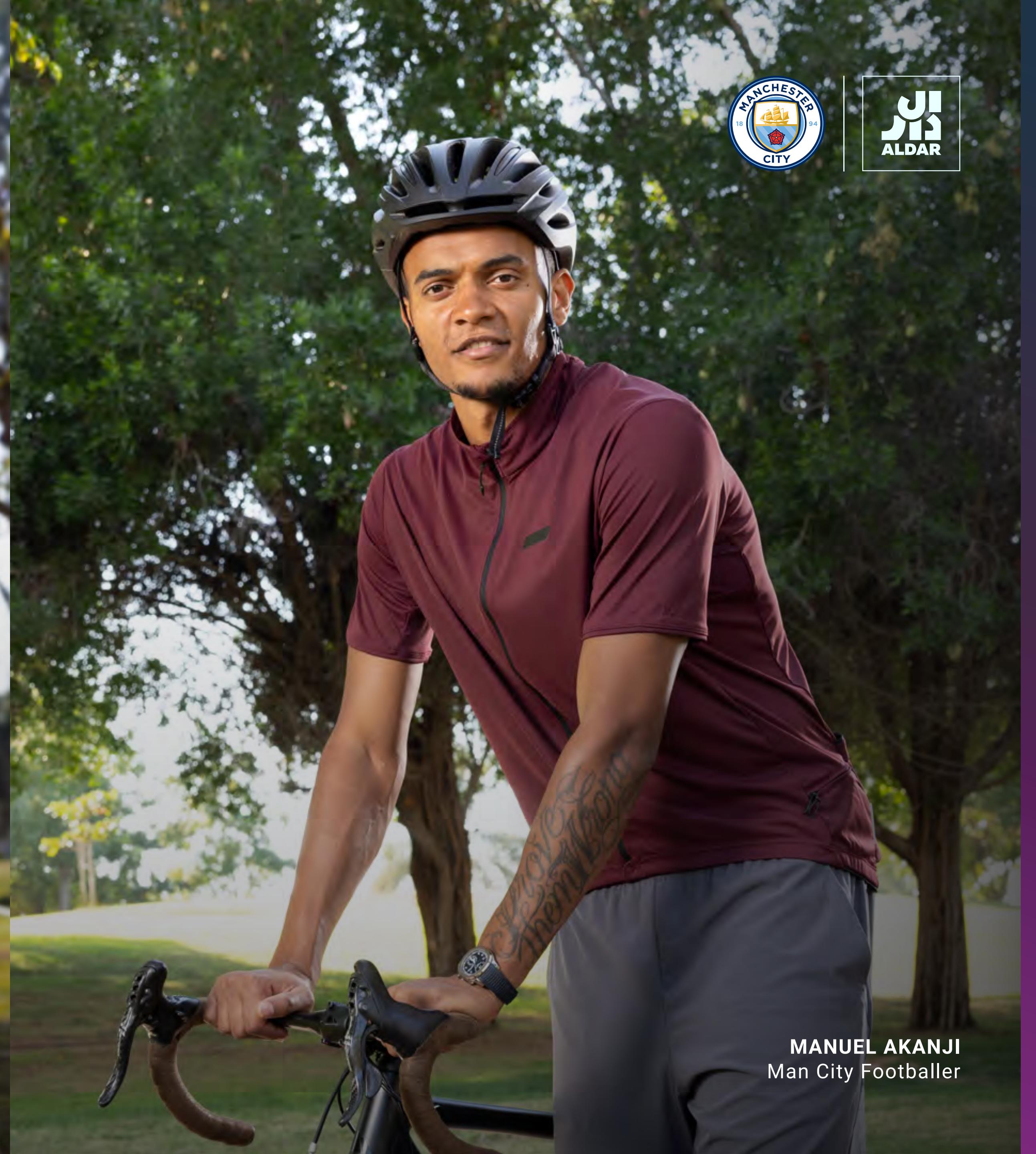
ROHIT SHARMA
Indian National Cricket Team Captain



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 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



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

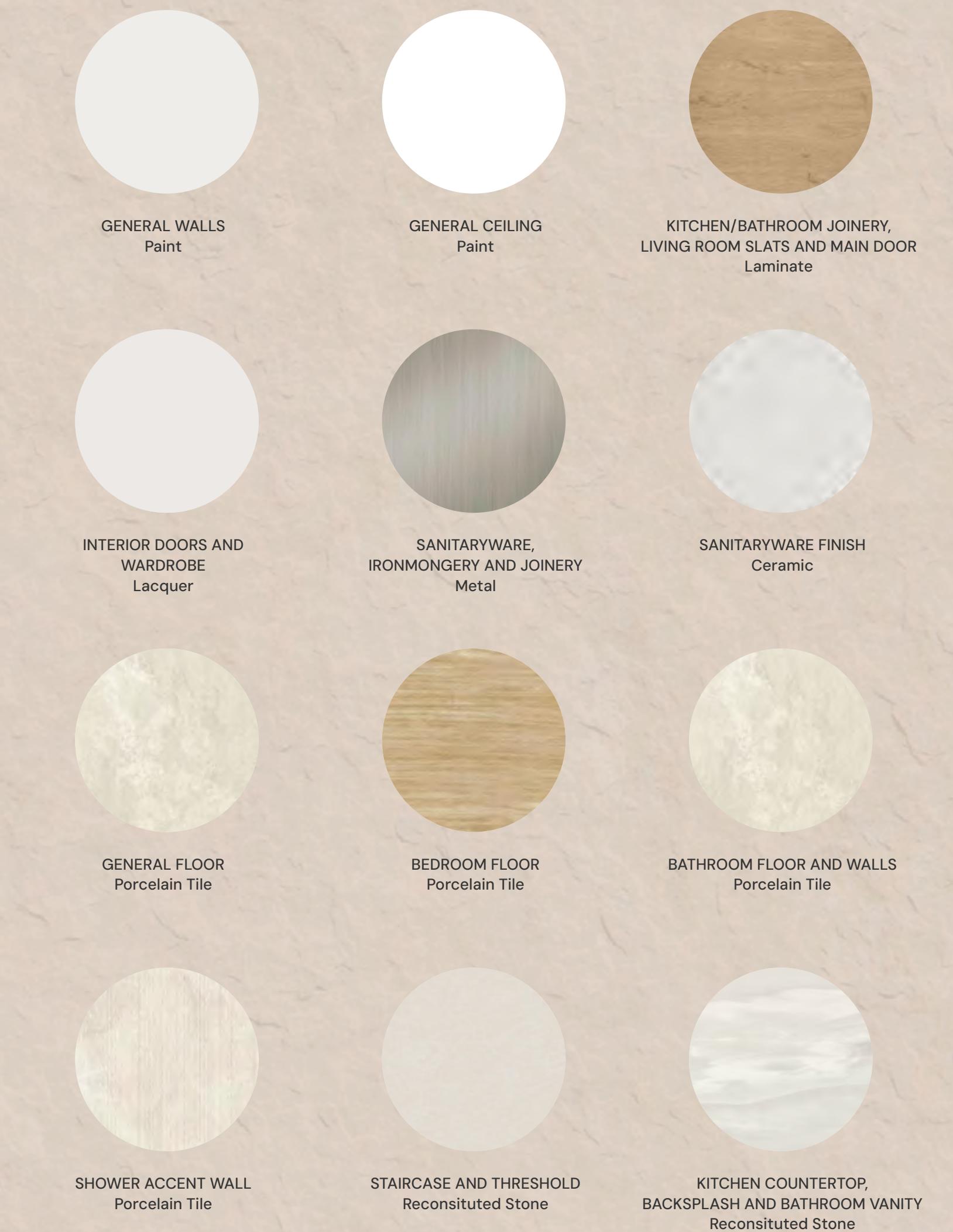
THE ALLURE OF
NATURAL ELEGANCE



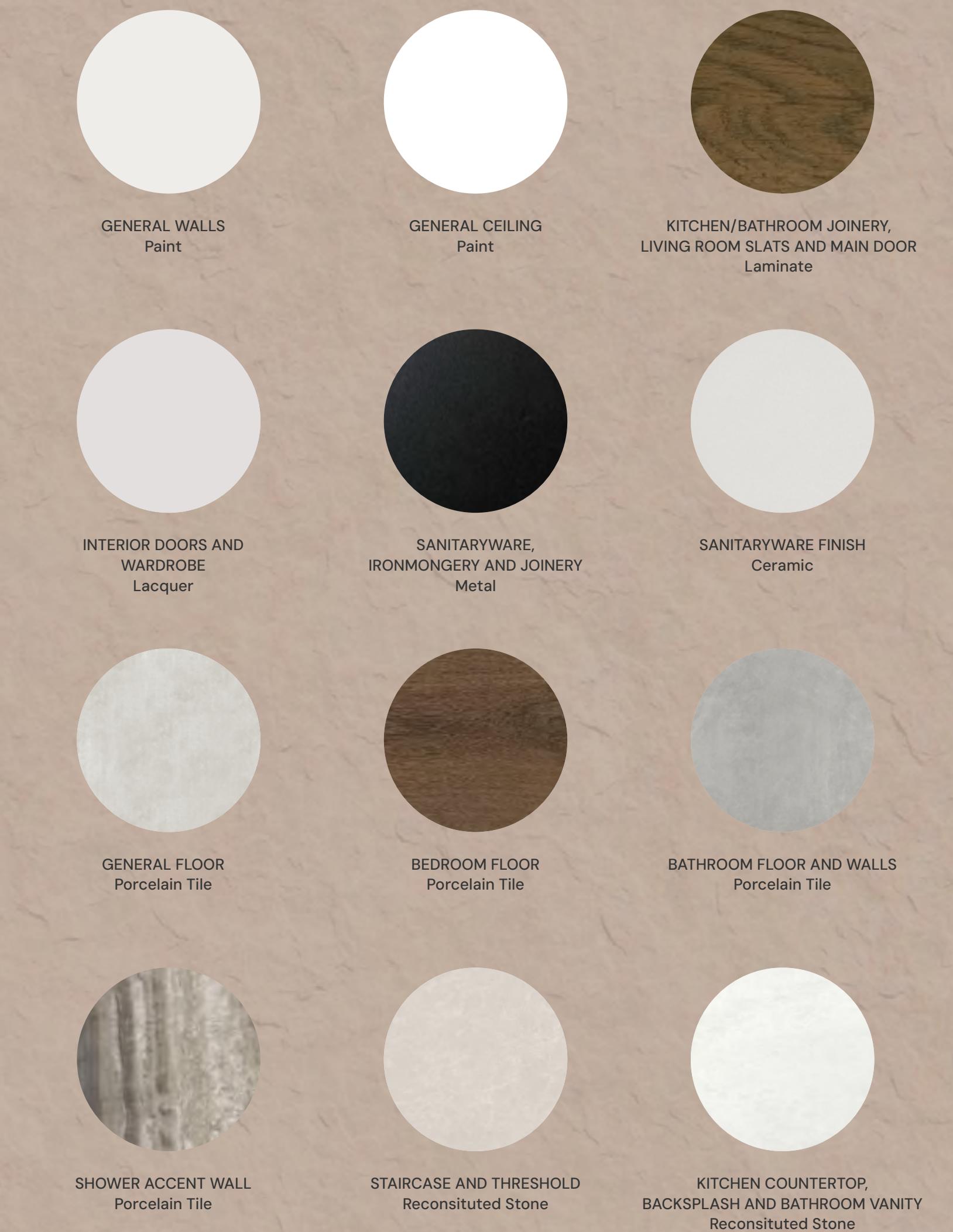


LAVISH SPACES
BATHE IN SUNLIGHT

FINISHES: LIGHT SCHEME



FINISHES: DARK SCHEME





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