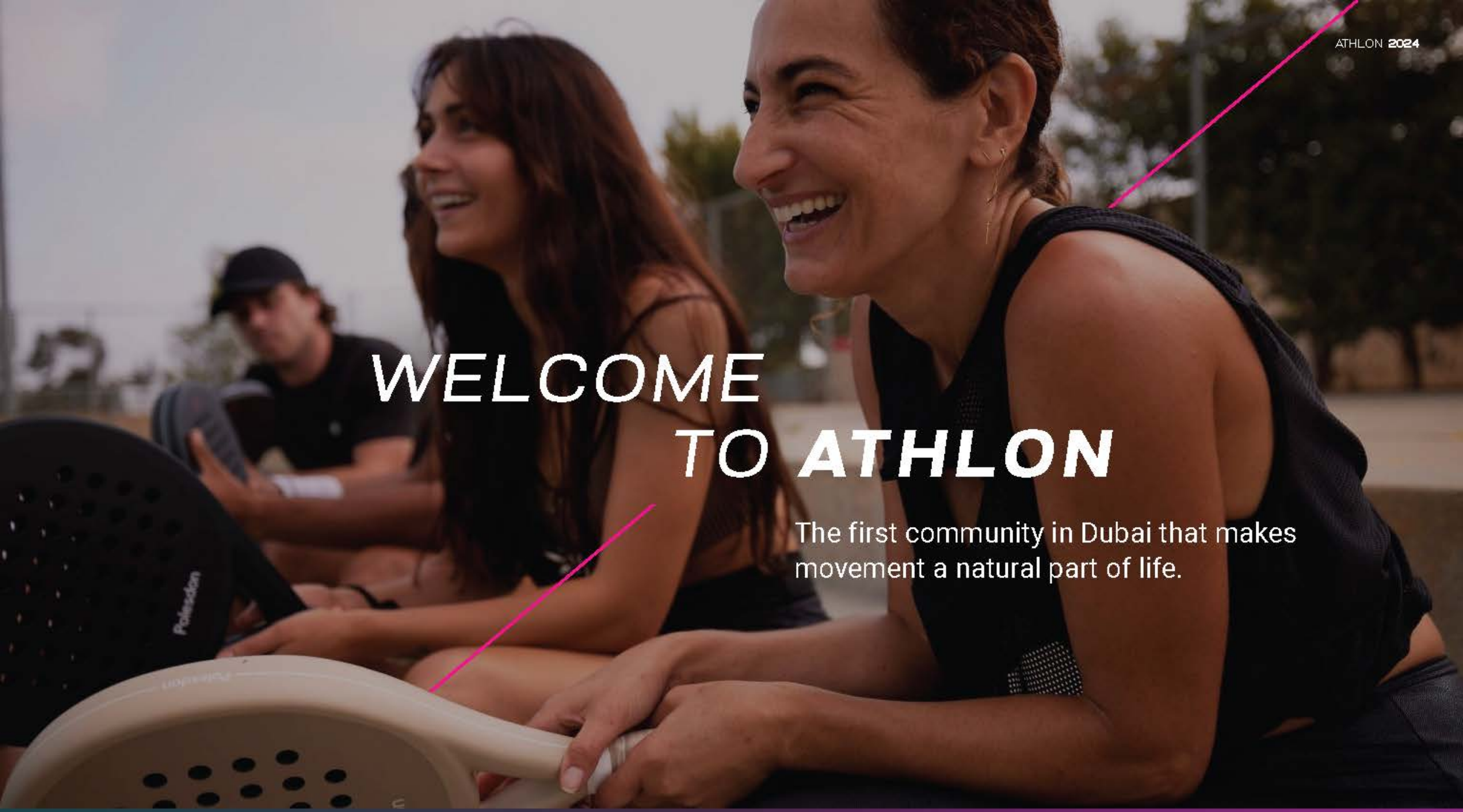

أثلون
ATHLON
BY ALDAR



WELCOME TO ATHLON

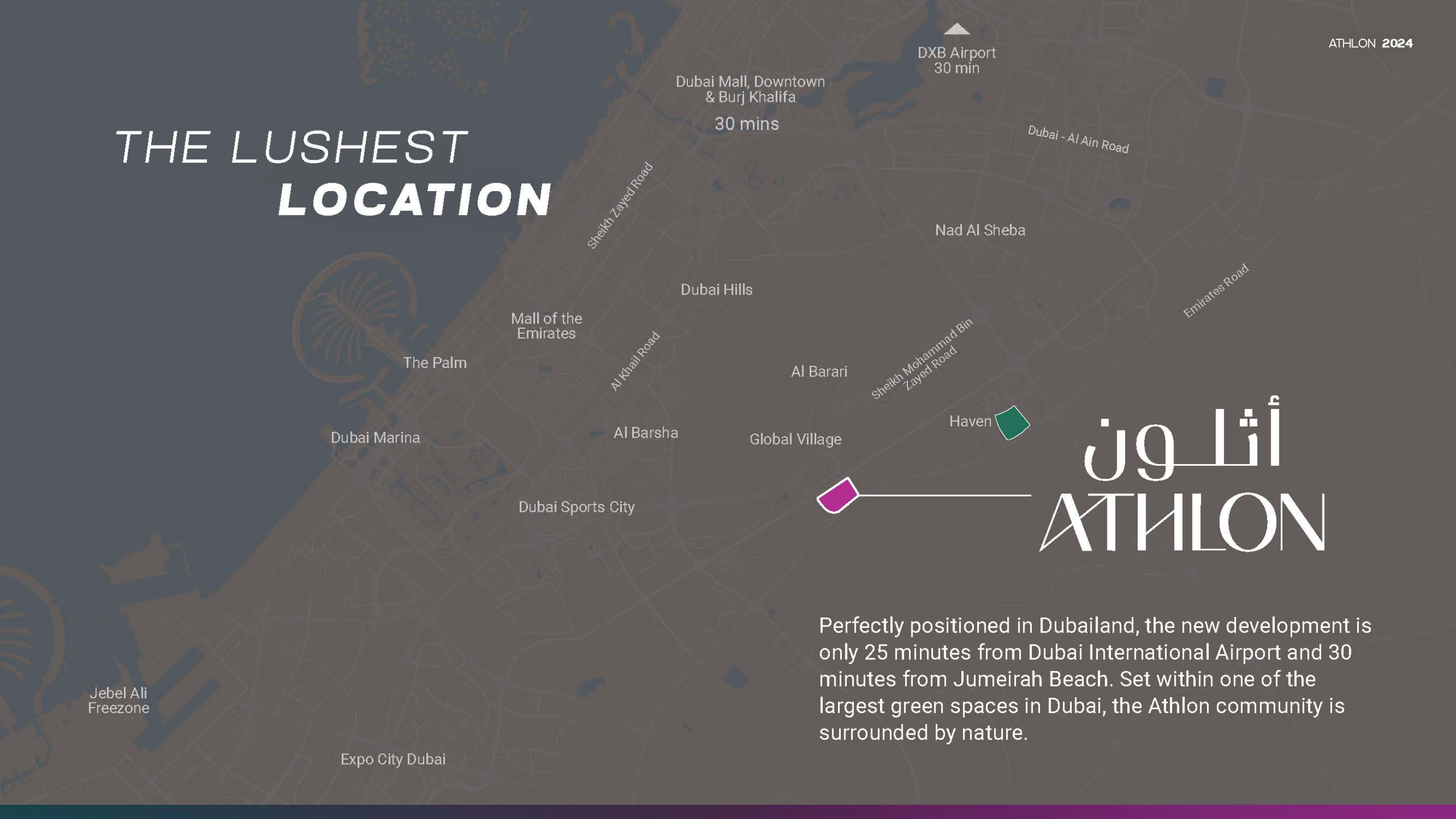
The first community in Dubai that makes movement a natural part of life.

ALDAR'S **NEW PROJECT** IN DUBAI

As Abu Dhabi's most loved property developer, we are proud to announce our second residential community in Dubai. Following the success of Haven, the wellness community with its iconic treehouse, we are bolstering our presence with a new living concept.



THE LUSHEST **LOCATION**



أثلون
ATHLON

Perfectly positioned in Dubailand, the new development 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 Athlon community is surrounded by nature.




WELCOME TO
ACTIVE LIVING



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


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.


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.



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.



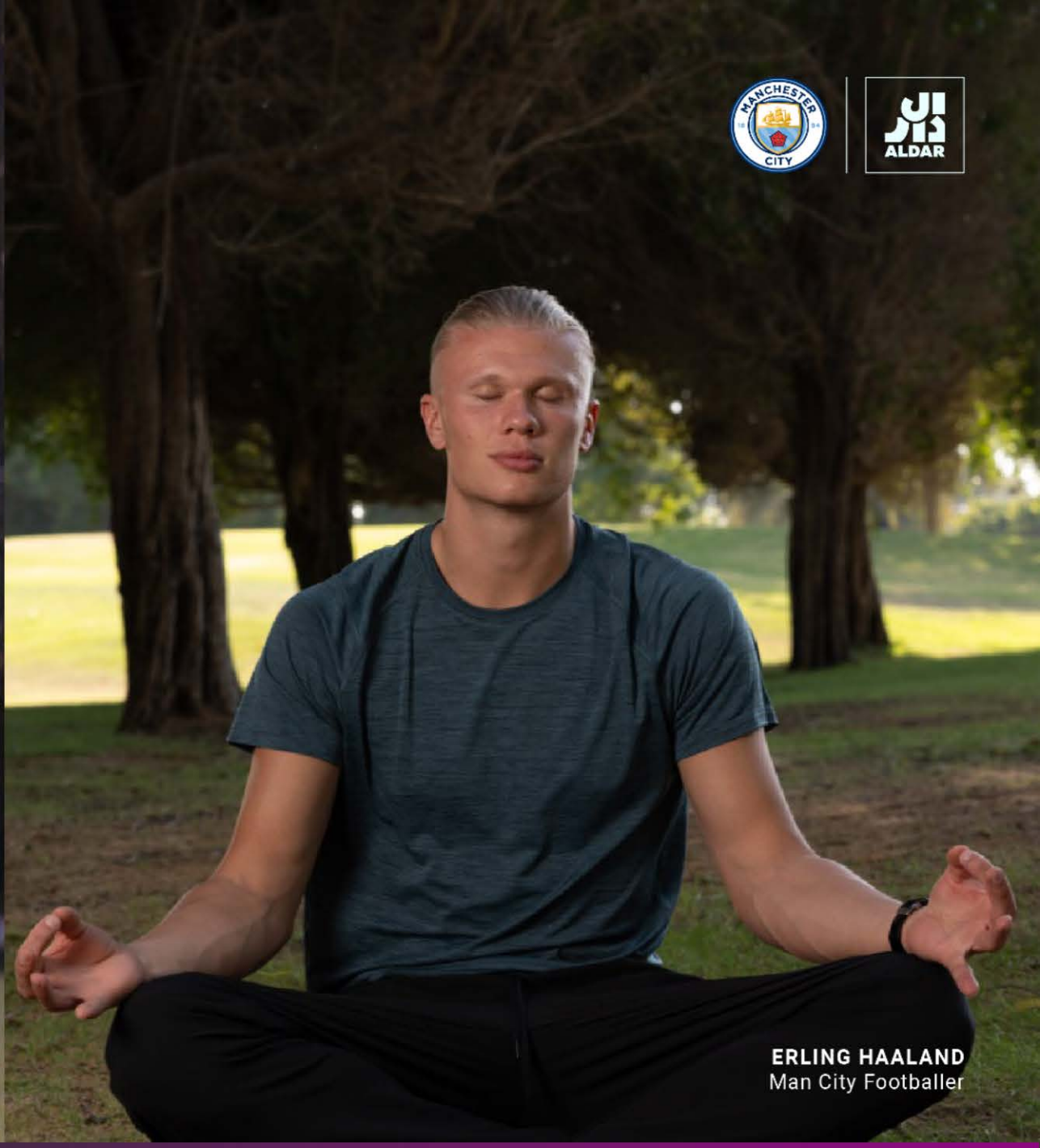
THE STORY

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

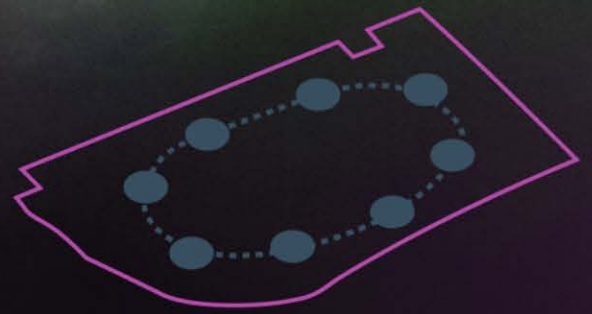


ERLING HAALAND
Man City Footballer

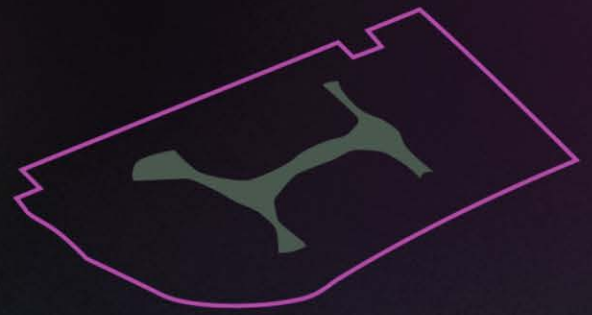

MANCHESTER CITY
ALDAR
JULIÁN ÁLVAREZ
Man City Footballer
MANUEL AKANJI
Man City Footballer

THREE ELEMENTS OF ***ACTIVE LIVING***

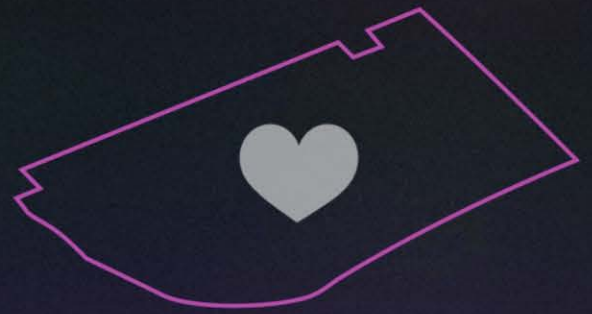
Our three elements of active living foster a connected and active community, through connected community hubs, an amenity park, and a vibrant neighbourhood heart.



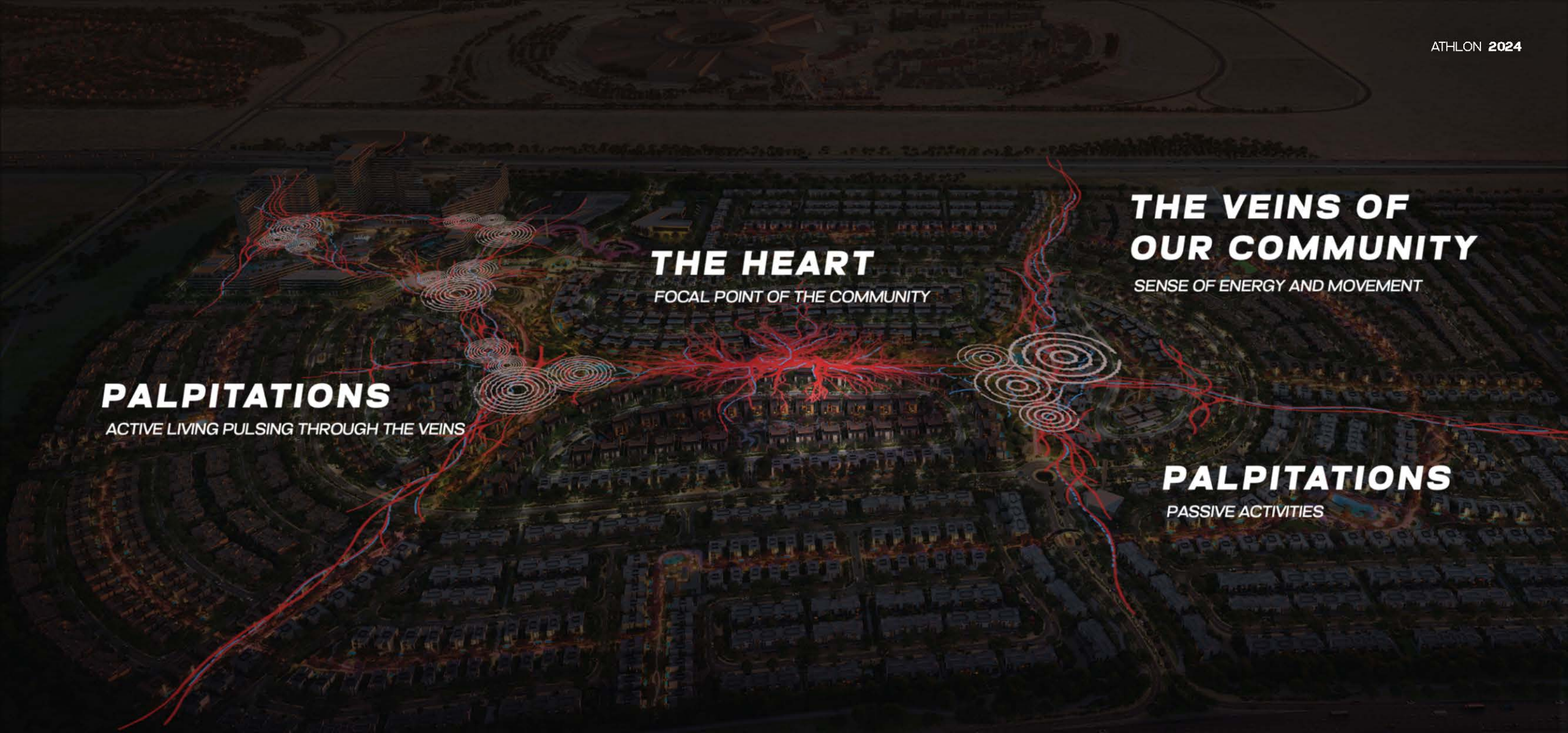
CONNECTED



ACTIVE



COMMUNITY



A COMMUNITY THAT INSPIRES ***CONNECTION, GROWTH, AND DEVELOPMENT*** *BEYOND COMPARE*



ATHLON IS ***YOUR PLAYGROUND***

4.6 km trail-running loop
2.2 km family-friendly loop
3.7 km cycling loop
7 Clubhouses



CONNECTIVITY, **LOOPS & NODES**

OVERALL APPROACH

ACTIVE WELLNESS



SIGNATURE CLUBHOUSE
BIKE & PEDESTRIAN BRIDGE
PUMP TRACK
FITNESS NODES
SKATE PARK







MUGA COURT
LAP POOL
PADEL TENNIS
TABLE TENNIS
CLIMBING WALL









PILATES LAWN
WATER POND
SEATING AREAS
PLAY AREA
MEDITATION DECK

PREMIUM CLUBHOUSE
BEACH POOL
CINEMA LAWN
SPASH PAD



COMMUNITY CLUBHOUSE
FITNESS NODE
COMMUNITY POOL
KIDS PLAY AREA

SERENE WELLNESS



JOGGING, HIKING
& CYCLING TRACKS



ATHLON ACTIVE LOOPS



ICONIC CYCLIST BRIDGE



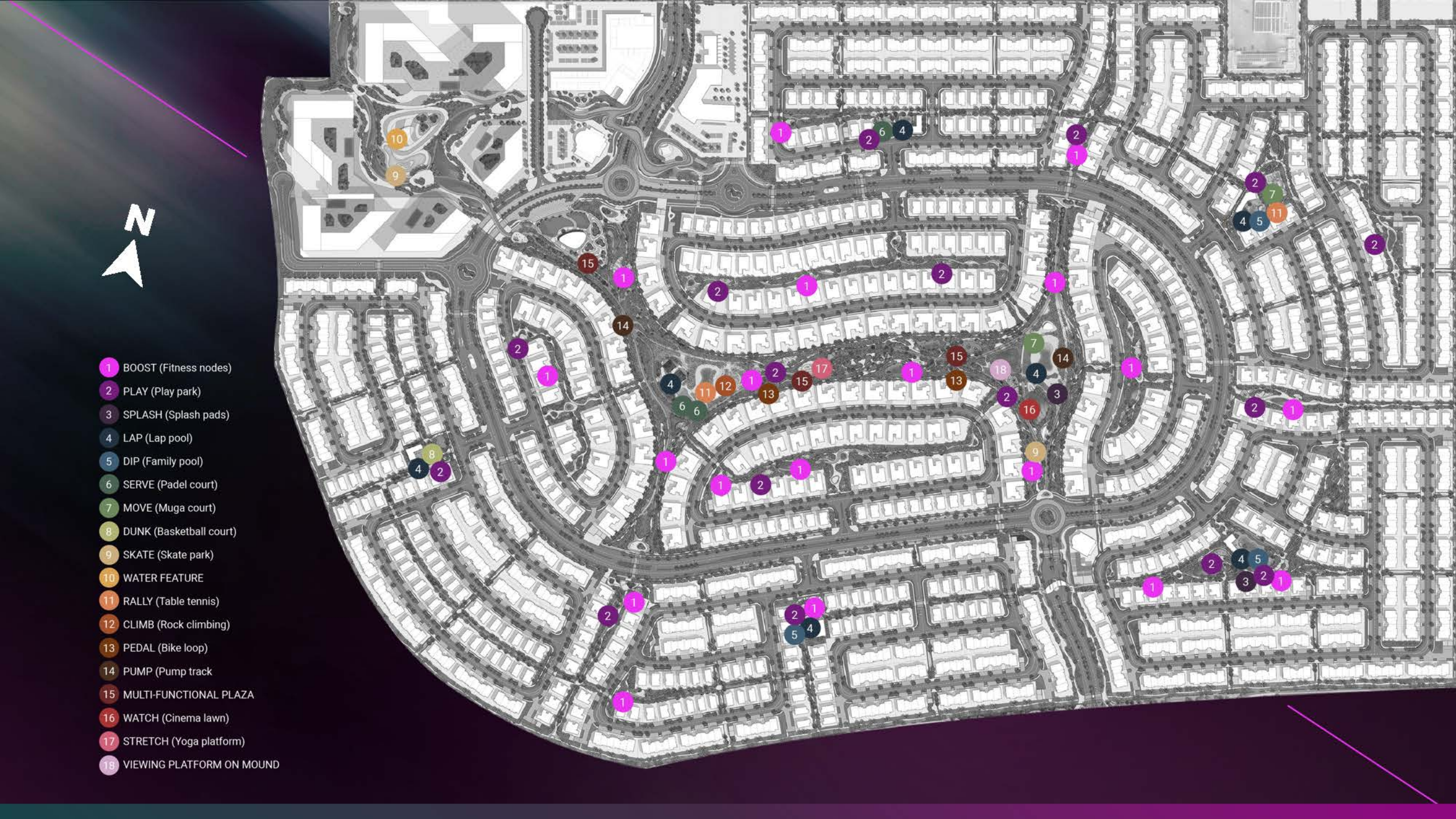
ICONIC CYCLIST BRIDGE



FITNESS NODES



ACTIVE INSPIRED
AMENITIES


N
1 BOOST (Fitness nodes)
2 PLAY (Play park)
3 SPLASH (Splash pads)
4 LAP (Lap pool)
5 DIP (Family pool)
6 SERVE (Padel court)
7 MOVE (Muga court)
8 DUNK (Basketball court)
9 SKATE (Skate park)
10 WATER FEATURE
11 RALLY (Table tennis)
12 CLIMB (Rock climbing)
13 PEDAL (Bike loop)
14 PUMP (Pump track
15 MULTI-FUNCTIONAL PLAZA
16 WATCH (Cinema lawn)
17 STRETCH (Yoga platform)
18 VIEWING PLATFORM ON MOUND



SIGNATURE CLUBHOUSE



SIGNATURE CLUBHOUSE



PREMIUM CLUBHOUSE



PREMIUM CLUBHOUSE



COMMUNITY CLUBHOUSE



ADVENTURE PARK


PLAY PARK
MUGA COURT
LAP POOL
PADEL TENNIS
TABLE TENNIS
ADVENTURE PARK



SPLASH PADS



PUMP TRACK



WELLNESS PARK


YOGA PLATFORM


PREMIUM CLUBHOUSE
SPLASH PADS
BEACH POOL
CINEMA LAWN
FAMILY-ORIENTED PICNICS
VALLEY PARK

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:*

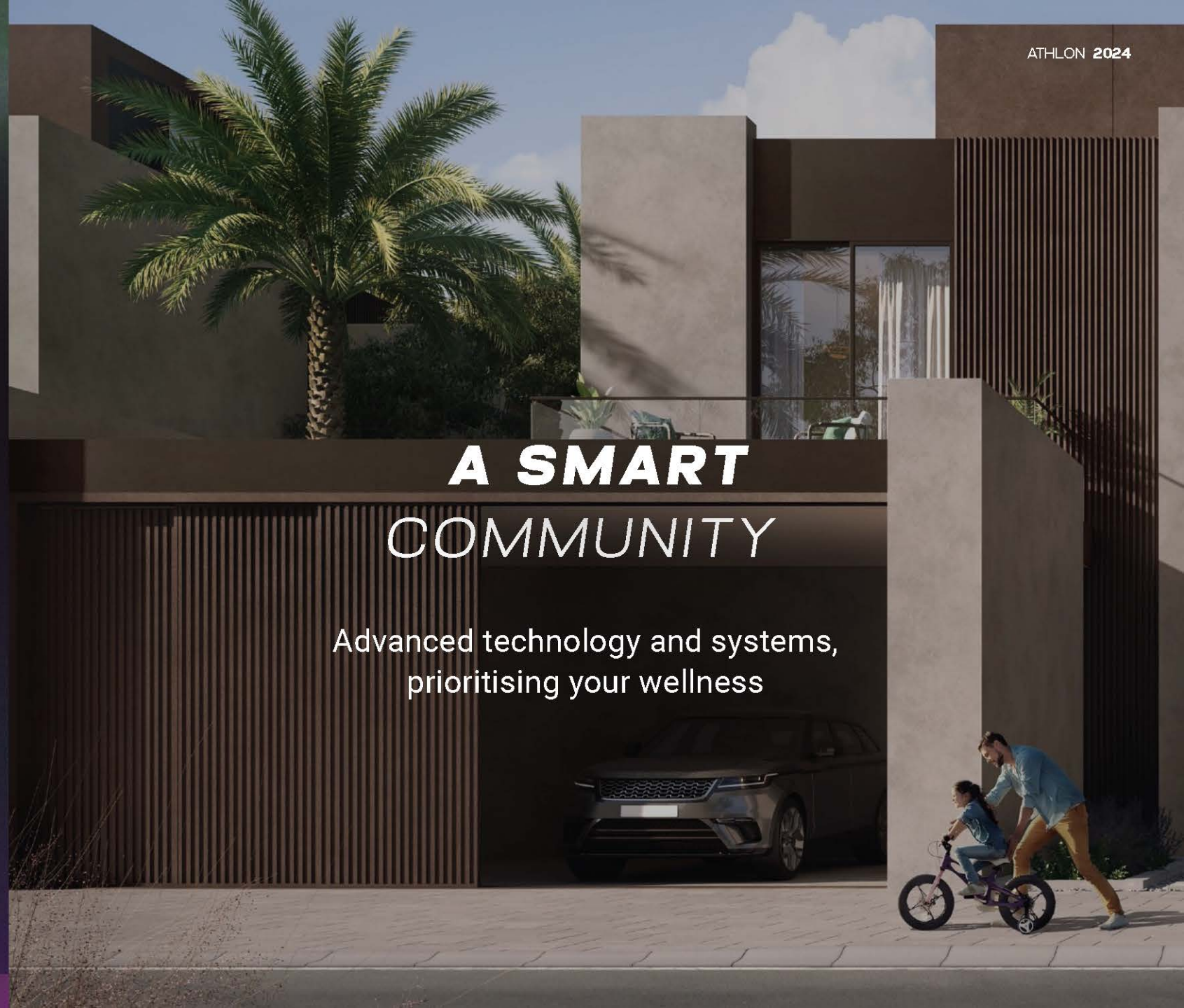
- HUMAN-CENTRIC COMMUNITY DESIGN
- ENERGY AND WATER EFFICIENCY
- OPTIMISED HVAC SYSTEM
- NATURAL LIGHTING
- GENEROUS GREEN SPACES
- NATIVE LANDSCAPING
- EASY ACCESS TO SERVICES
- PUBLIC TRANSPORT
- SHADED WALKWAYS & BIKEWAYS
- EV CHARGING FACILITIES
- ENHANCED AIR QUALITY
- PHOTOVOLTAIC SYSTEMS
- WATER CONSERVATION SYSTEMS
- SMART WASTE SYSTEMS
- LOCAL MATERIALS
- SUSTAINABLE CONSTRUCTION
- WORLD-LEADING FITWEL (X-STAR) CERTIFICATION - WIP
- LEED GOLD LEVEL - WIP

SUSTAINABLE HOMES
SUSTAINABLE ***COMMUNITY***

Towards a greener, earth-friendly living experience

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



A SMART *COMMUNITY*

Advanced technology and systems,
prioritising your wellness



VILLA **OFFERINGS**

3 TO 6-BED VILLAS & TOWNHOUSES STARTING ***FROM AED 2.8M***

STARTING PRICE	UNIT MODEL
AED 2.8M	3BR TH
AED 3.6M	4BR TH
AED 3.9M	3BR Typical Villa
AED 4.6M	4BR Typical Villa
AED 6.0M	5BR Typical Villa
AED 8.5M	4BR Premium Villa
AED 10.9M	5BR Premium Villa
AED 15.4M	6BR Premium Villa

PAYMENT PLAN

2% REBATE FOR 80/20 PAYMENT PLAN APPLICABLE ONLY FOR TOWNHOUSES AND TYPICAL VILLAS

MILESTONE	PAYMENT DATE*	INSTALMENT #	PREMIUM VILLAS 70/30	TOWNHOUSE + STANDARD VILLAS 60/40
Booking	At the time of booking	1	5%	5%
SPA Sign Date	End of May-24	2	5%	5%
Milestone 3	Nov-24	3	10%	10%
Milestone 4	May-25	4	15%	15%
Milestone 5	Mar-26	5	5%	5%
Milestone 6	Nov-26	6	15%	10%
Milestone 7	Jul-27	7	15%	10%
Handing Over (H/O)	May-28	8	30%	40%

*Dates change cluster wise



TYPICAL TOWNHOUSES ***& VILLAS***

4-PLEX CLUSTER **TYPE 1** - STANDARD (FRONT)




4-PLEX CLUSTER **TYPE 1** - STANDARD (BACK)

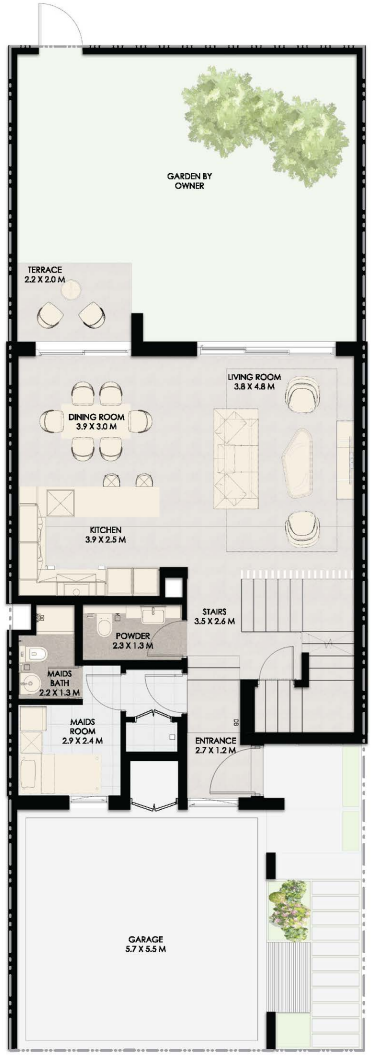
4-PLEX CLUSTER **TYPE 2** - STANDARD (FRONT)



4-PLEX CLUSTER **TYPE 2** - STANDARD (BACK)

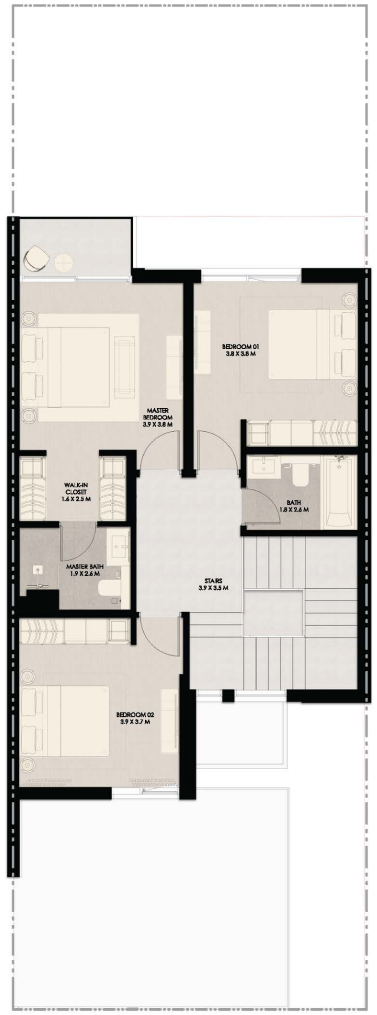


3-BED TOWNHOUSE



GROUND FLOOR PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN

4-BED TOWNHOUSE



GROUND FLOOR PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN

*3-BED VILLA **TYPE 1**- STANDARD (FRONT)*



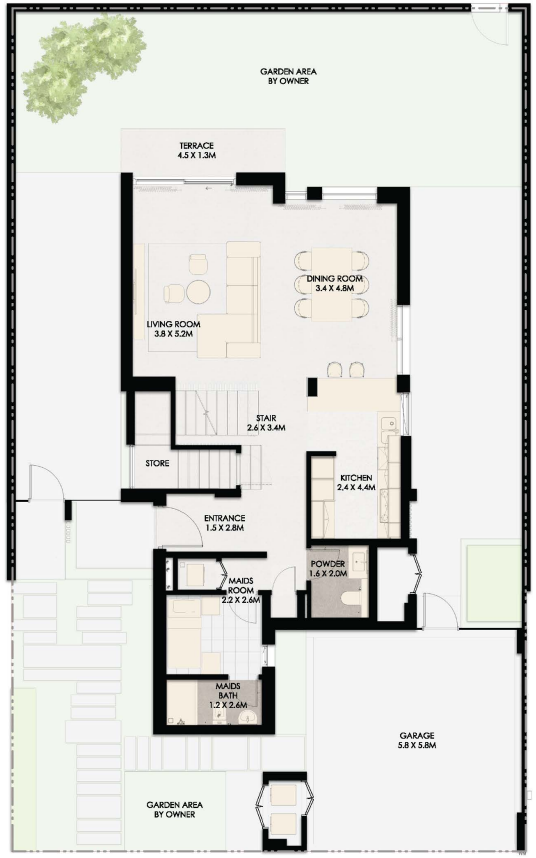

3-BED VILLA **TYPE 1**- STANDARD (BACK)

3-BED VILLA **TYPE 2**- STANDARD (FRONT)



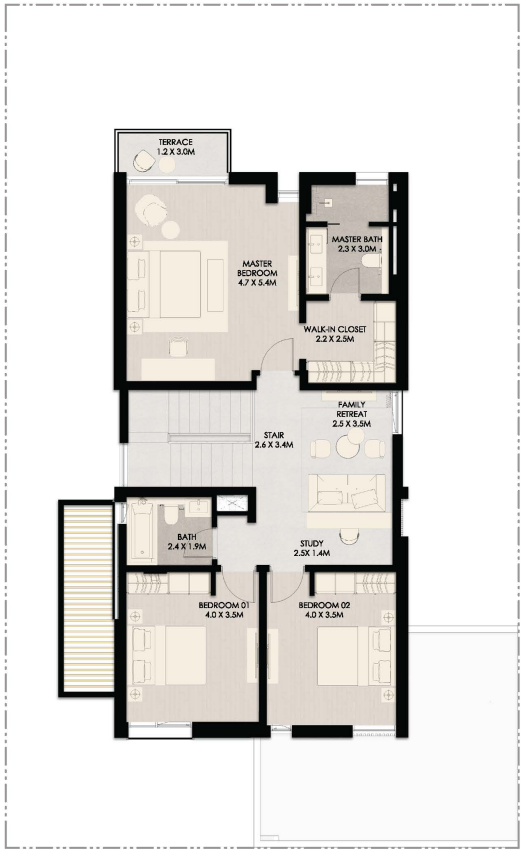

3-BED VILLA **TYPE 2**- STANDARD (BACK)

3-BED VILLA - STANDARD



GROUND FLOOR PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN

4-BED VILLA **TYPE 1** - STANDARD (FRONT)



STREET VIEW


4-BED VILLA **TYPE 1** - STANDARD (BACK)

4-BED VILLA **TYPE 2**- STANDARD (FRONT)



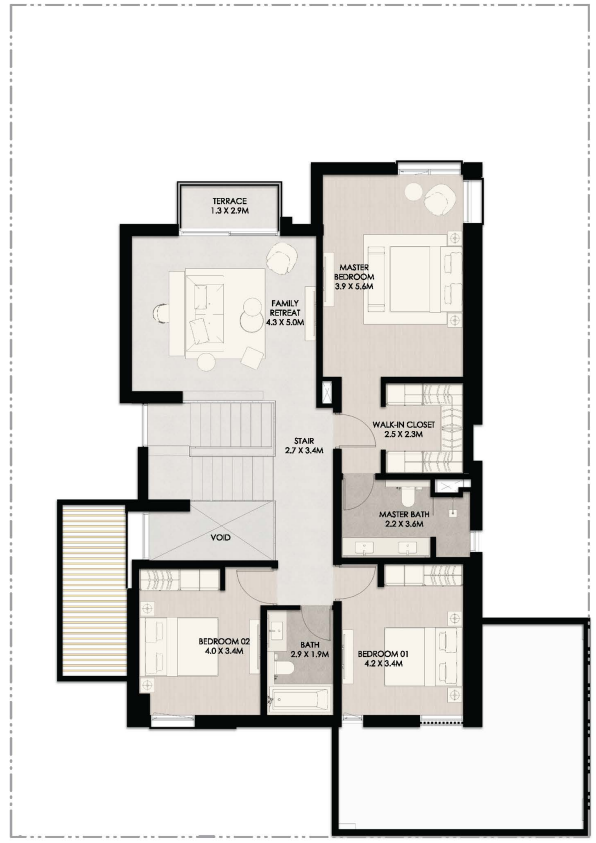

4-BED VILLA **TYPE 2**- STANDARD (BACK)

4-BED VILLA - STANDARD



GROUND FLOOR PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN

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 PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN


PREMIUM VILLAS

4-BED VILLA **HORIZON** - PREMIUM (FRONT)




4-BED VILLA HORIZON - PREMIUM (BACK)


4-BED VILLA **PILLAR** - PREMIUM (FRONT)

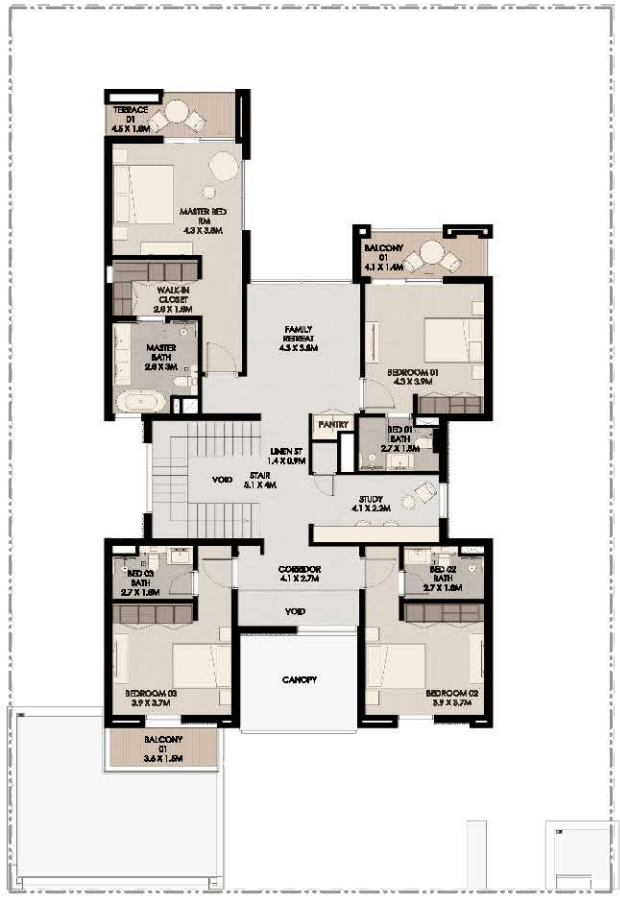

4-BED VILLA PILLAR - PREMIUM (BACK)

4-BED VILLA - PREMIUM



GROUND FLOOR PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN

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




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


5-BED VILLA **PILLAR** - PREMIUM (FRONT)
23

5-BED VILLA **PILLAR** - PREMIUM (BACK)

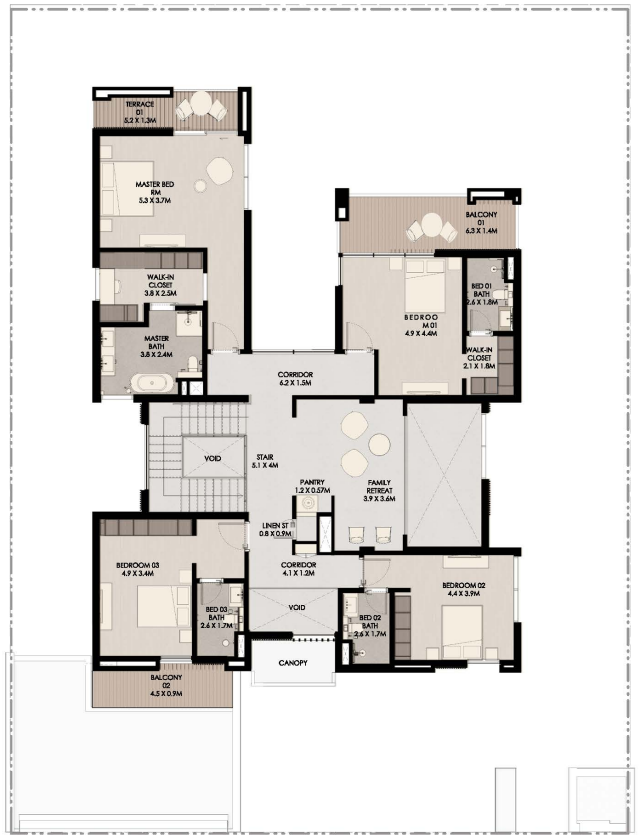


5-BED VILLA - PREMIUM



GROUND FLOOR PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN

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

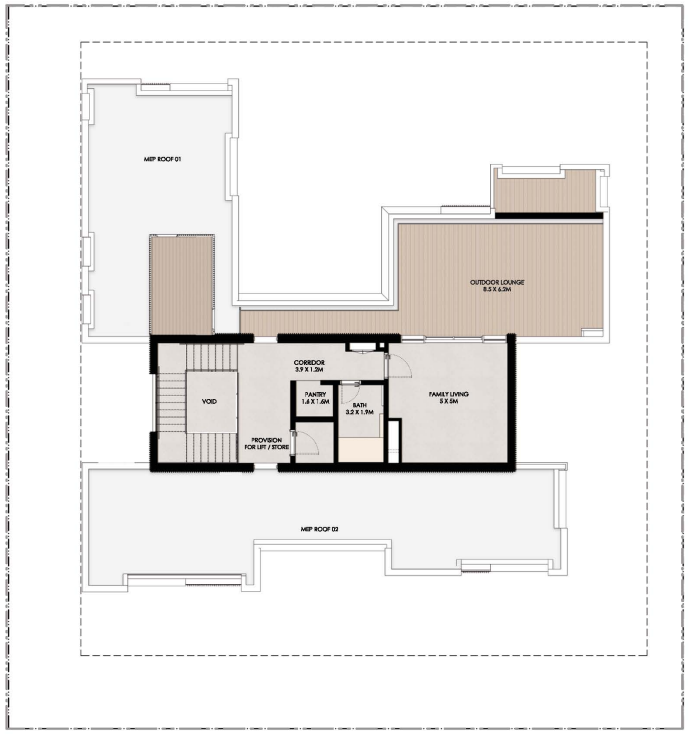


GROUND FLOOR PLAN

(NOTE: LANDSCAPE BY OWNER)



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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
Reconsituted Stone

KITCHEN COUNTERTOP, BACKSPLASH AND BATHROOM VANITY
Reconsituted 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
Reconsituted Stone

KITCHEN COUNTERTOP, BACKSPLASH AND BATHROOM VANITY
Reconsituted Stone



AVAILABILITY

ASSET CLASS	NO. OF CAR PARKS	AREA (SQM)	AREA (SQFT)	STD. PLOT SIZE (M)	AVG. PLOT AREA (SQM)	AVG. PLOT AREA (SQFT)
3BR Typical Villa	2	275	2959	14x23	339	3649
4BR Typical Villa	2	310	3341	16x23	383	4123
5BR Typical Villa	3	413	4441	19x23	462	4973
4BR Premium Villa	2	469	5044	20x30	620	6674
5BR Premium Villa	3	566	6087	23x30	768	8267
6BR Premium Villa	3	815	8769	28x30	916	9860
3BR TH	2	212	2277	8x21	180	1938
4BR TH	2	288	3105	12x21	284	3057



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