RISE

BY ATHLON

Classification : Internal General



RISE

BY ATHLON

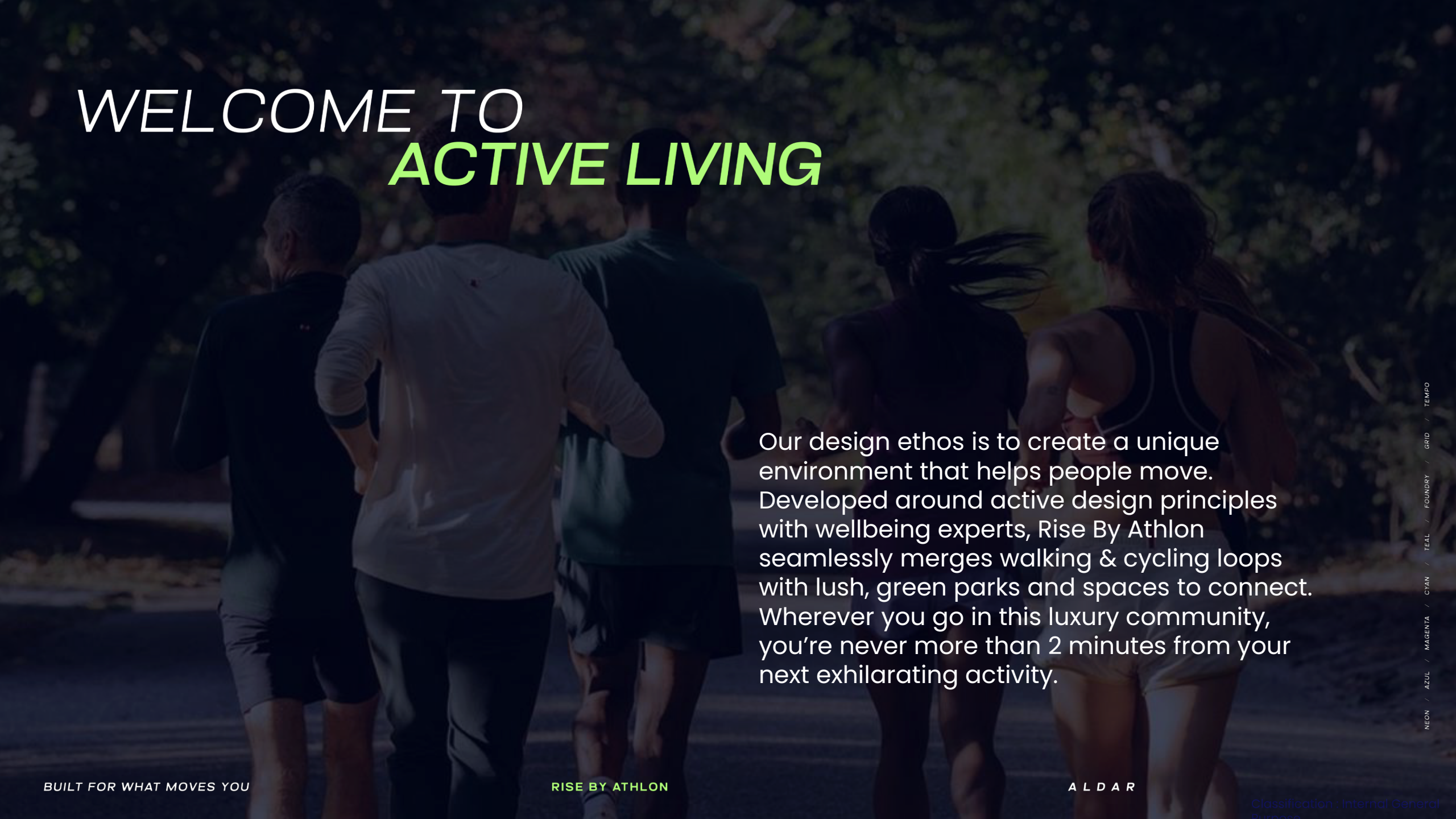

WELCOME TO ATHLON
THE FIRST COMMUNITY IN DUBAI THAT MAKES MOVEMENT A NATURAL PART OF LIFE.
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

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.



NEON / AZUL / MAGENTA / CYAN / TEAL



WELCOME TO ACTIVE LIVING

Our design ethos is to create a unique environment that helps people move. Developed around active design principles with wellbeing experts, Rise By 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 2 minutes from your next exhilarating activity.

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Classification : Internal General



NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

DESIGN ETHOS







ACTIVE

CONNECTED

COMMUNITY

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General

DESIGN ETHOS

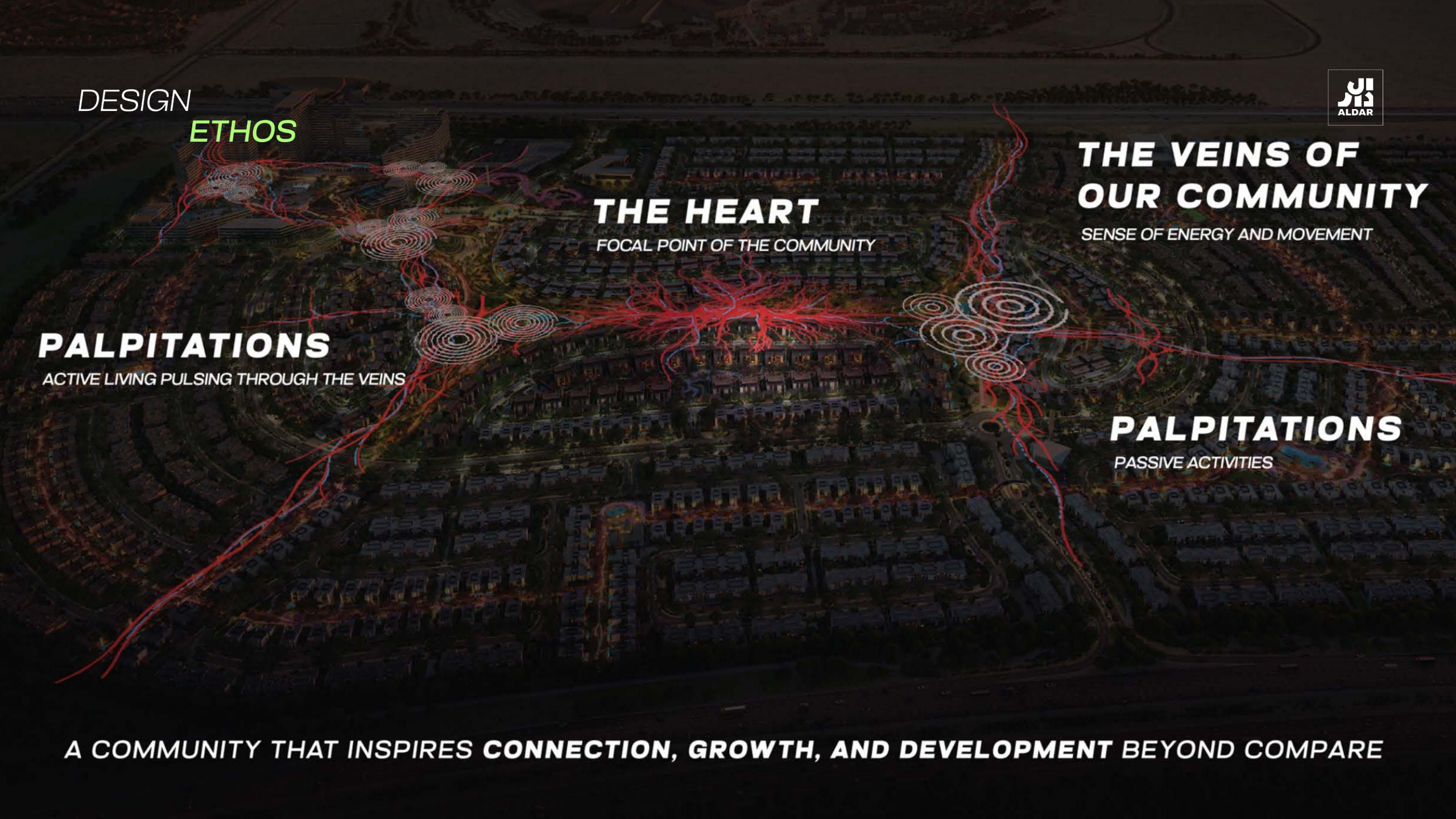


ATHLON IS **YOUR PLAYGROUND**

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

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

DESIGN ETHOS



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

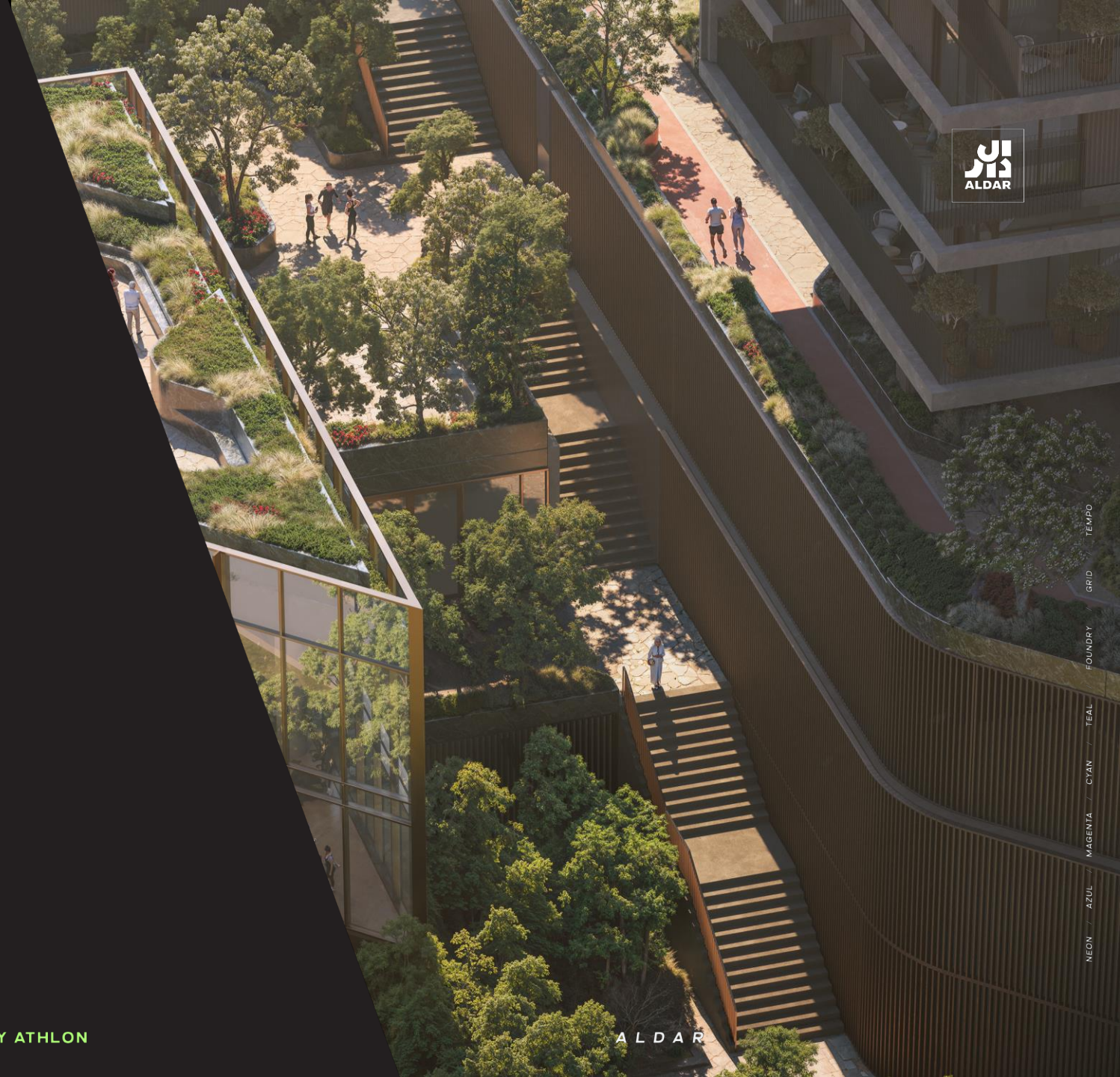

RISE
BY ATHLON


ALDAR
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR



The Rise by ATHLON gym experience is perched within a terraced podium that flows naturally from the central park, this state-of-the-art fitness destination isn't just a gym—it's a statement of vitality. Seamlessly connected to the podium deck and embraced by the ATHLON Active Wellness Loops

ATHLON Active Wellness Loops transforms everyday movement into a lifestyle. Cyclists glide, pedestrians thrive, and energy pulses through every pathway—inviting residents to live actively, effortlessly, and beautifully.



NEON AZUL MAGENTA CYAN TEAL FOUNDRY GRID TEMPO

FOR EVERY AGE & INTEREST



Athlonite

Passionate about fitness and physical challenges



Kin

Family-focused, social, and values a balanced routine.



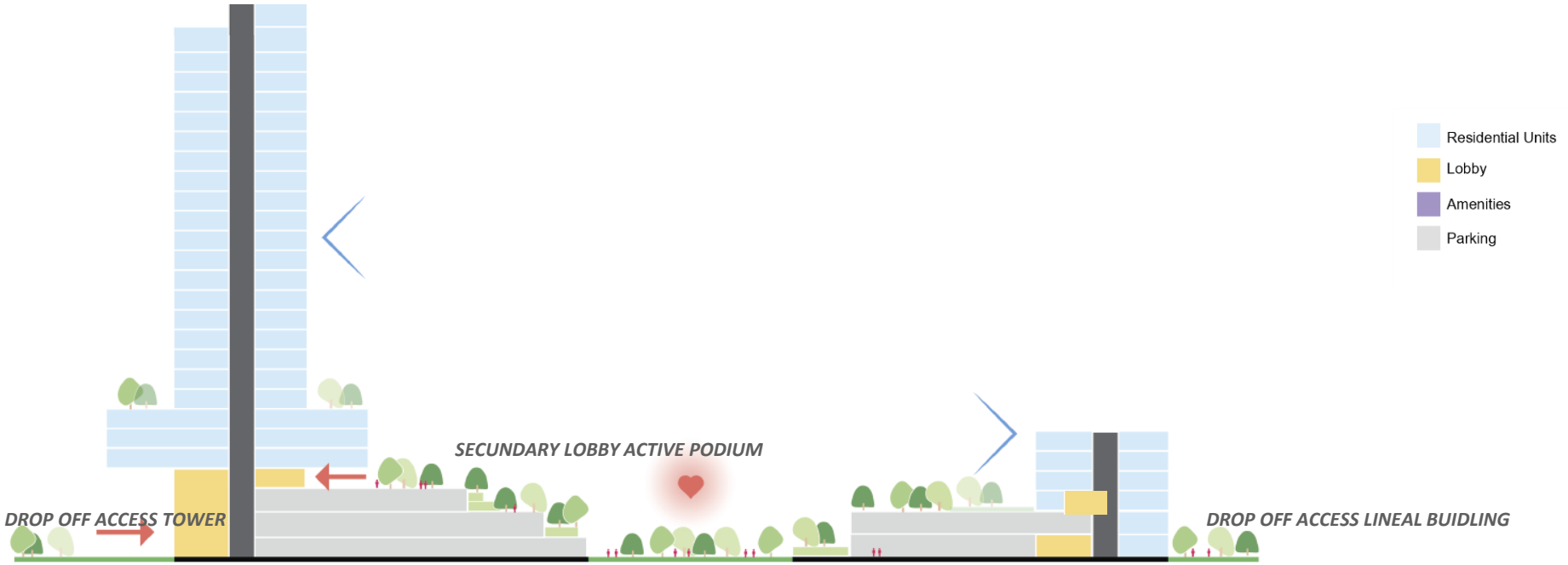
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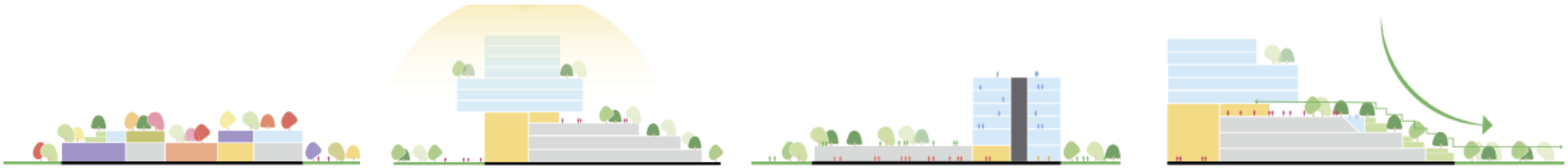
Energetic and full of enthusiasm, always seeking active pursuits.

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

ACTIVE TERRACES



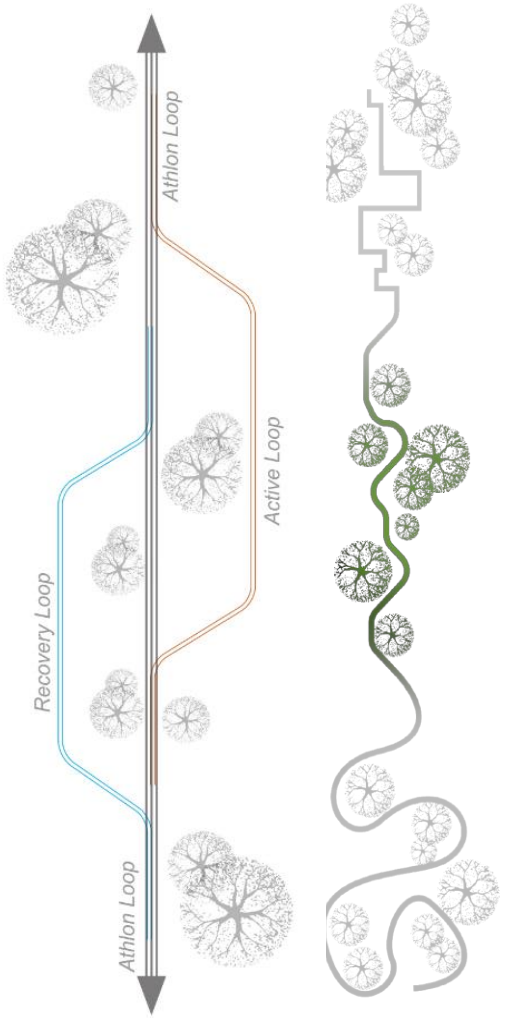


DIVERSITY SHADE ACTIVATE INTEGRATE

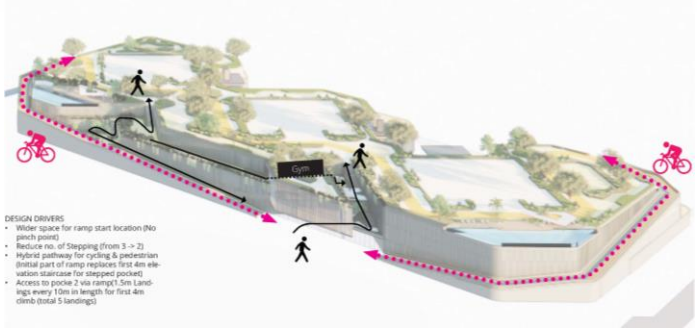
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

BESPOKE AMENITIES







STEPPED TERRACES CONNECTION



VERTICAL GARDEN CONNECTION



ATHLON RAMP CONNECTION



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Classification : Internal General Purpose


ACTIVE
LOOPS
RISE BY ATHLON



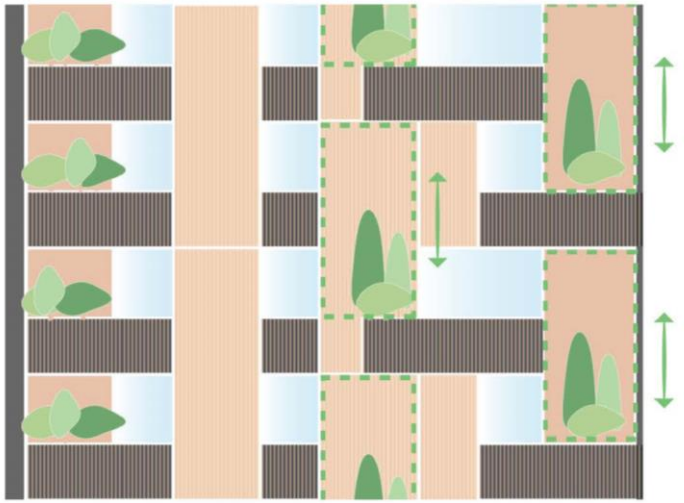
ARCHITECTURE PALETTE
INSPIRATION

HOMES MADE FOR **MOVEMENT**

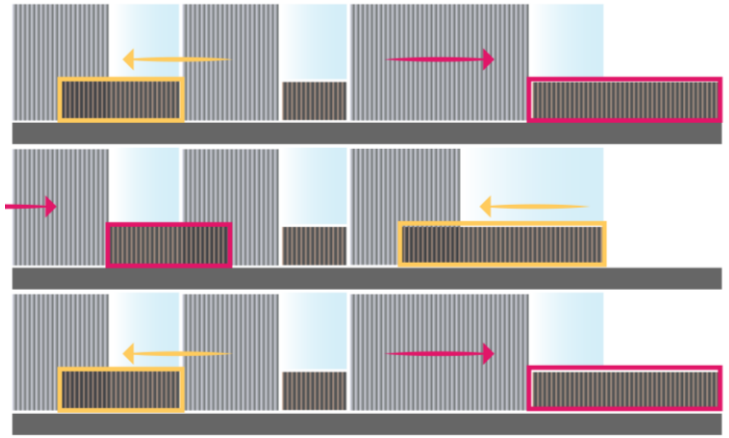
Athlon's luxury villas and townhouses are purposefully designed to be part of a dynamic living experience—making sure that every resident enjoys effortless access to the community's unique activities and lifestyle.

ARCHITECTURE PALETTE
INSPIRATION











NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

POOL



RISE BY ATHLON



NEON / AZUL / MAGENTA / TEAL / POMMERY / GOLD / TEMPO

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

RISE BY ATHLON

BUILT FOR WHAT MOVES YOU





RISE BY
ATHLON



BUILT FOR WHAT MOVES YOU



RISE BY ATHLON

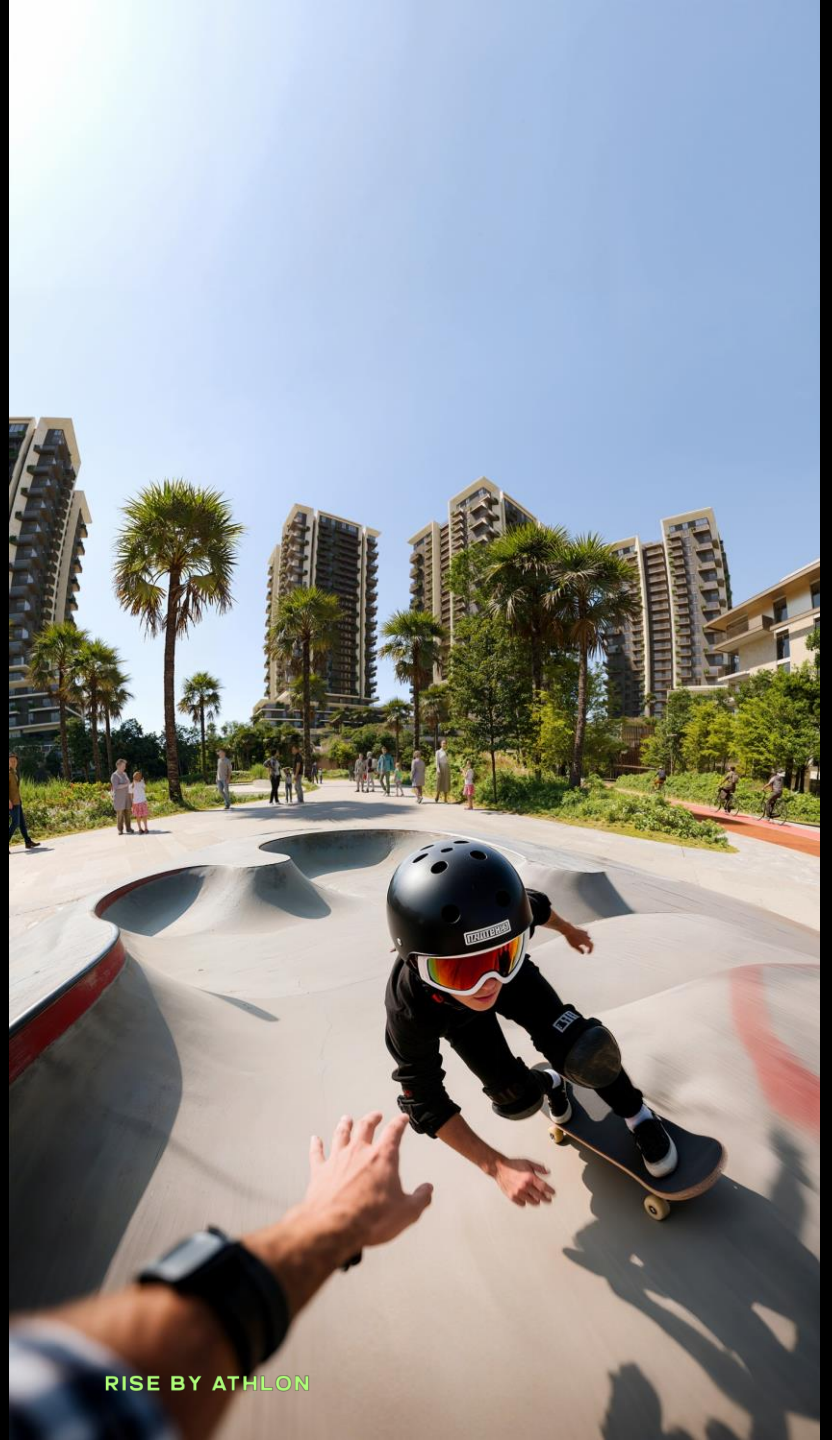


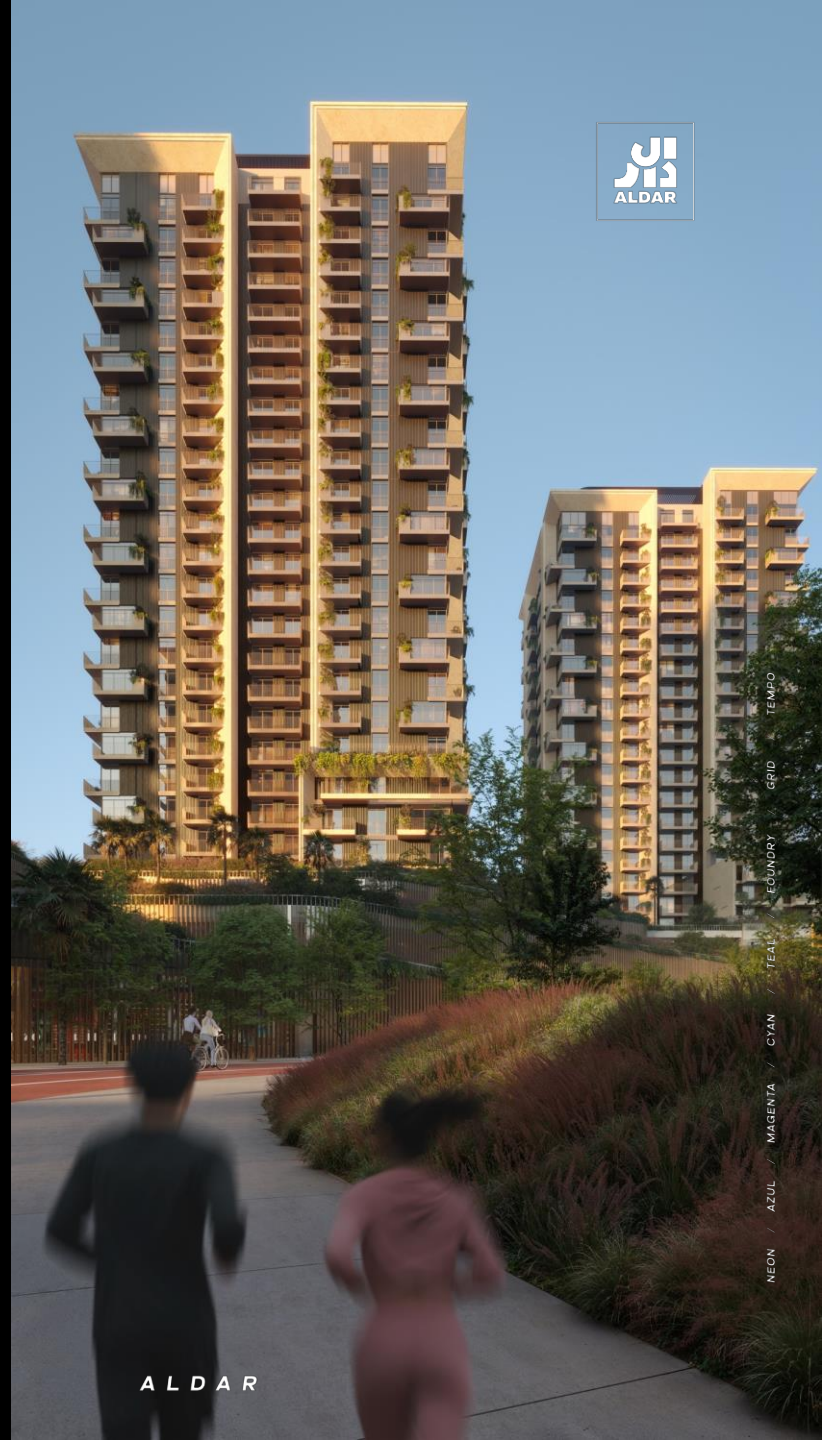
ALDAR

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

A L D A R


ACTIVE
TERRACES
BUILT FOR WHAT MOVES YOU


RISE BY ATHLON


ALDAR
A L D A R
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

RISE BY ATHLON



NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO


RISE BY
ATHLON
ALDAR
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR
NEON
AZUL
MAGENTA
OYAN
YESIL
FOUNDRY
GRID
TEMPO


RISE BY
ATHLON
ALDAR
NEON
AZUL
MAGENTA
CYAN
TEAL
FOUNDRY
GRID
TEMPO
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR

Seamlessly blends architecture and nature for a dynamic experience

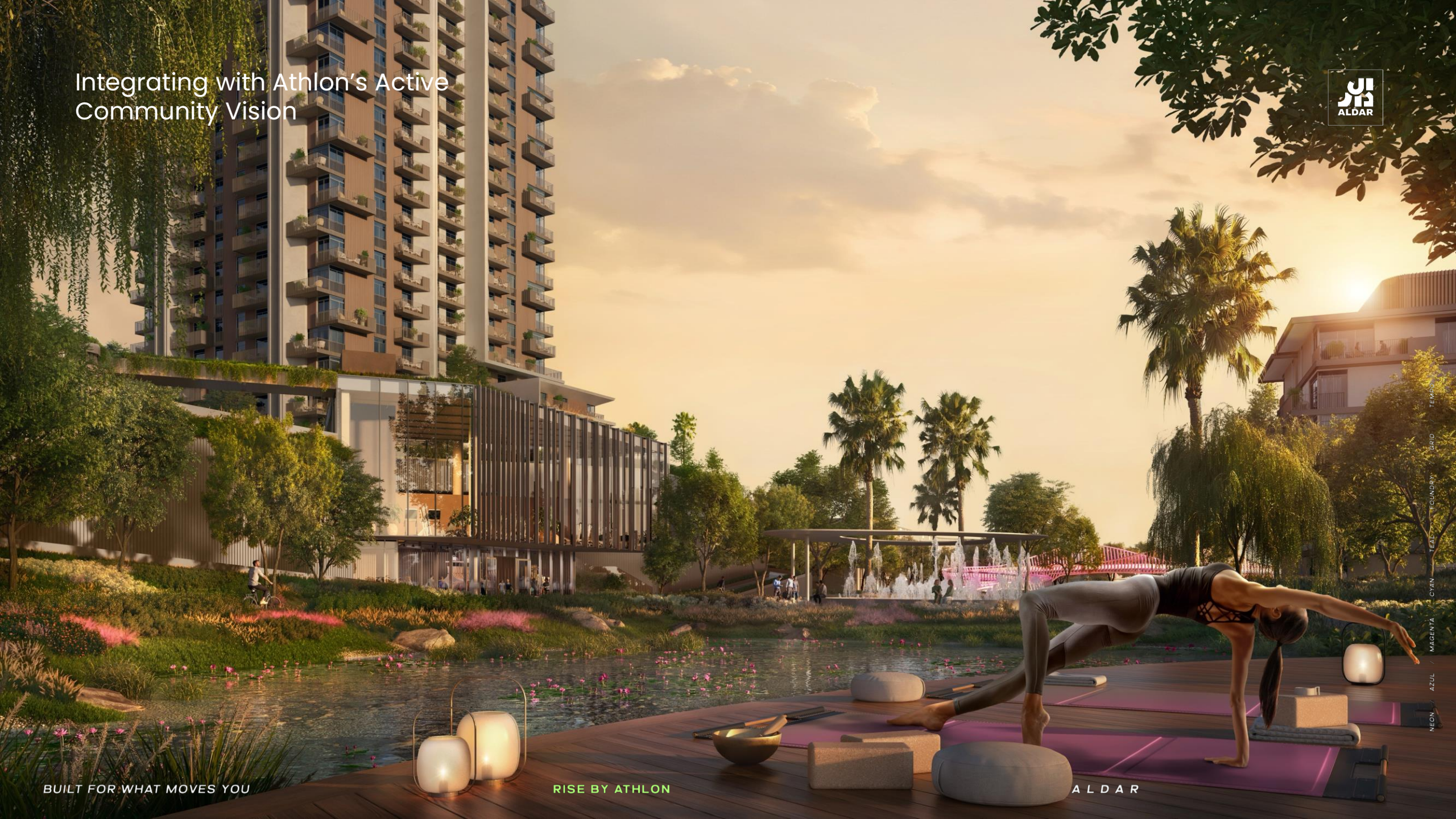


Integrating with Athlon's Active Community Vision




RISE BY
ATHLON
ALDAR
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR

Integrating with Athlon's Active Community Vision



Integrating with Athlon's Active Community Vision




RISE BY
ATHLON
ALDAR
NEON / AZUL / MARINA / CYAN / TEAL / FOUNDRY / GRID / TEMPO
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR


RISE BY
ATHLON
ALDAR
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO
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Integrating with Athlon’s Active Community Vision




RISE BY
ATHLON
ALDAR
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR


DROP
OFF
ALDAR
971
NEON
AZUL
MAGENTA
CYAN
TEAL
FOUNDRY
GRID
HEMPED


NEON TOWER
CYAN TOWER
AZUL TOWER
TEAL TOWER
MAGENTA TOWER
TEMPO RESIDENCE
GRID RESIDENCE
FOUNDRY RESIDENCE
ALDAR



CHOOSE YOUR RESIDENCE
FIND YOUR PLACE

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

MAGENTA
MADE FOR CREATIVITY

TEAL
DRIVEN BY MOMENTUM

CYAN
CREATED FOR WELLBEING

AZUL
POWERED BY PLAY

FOUNDRY
CRAFTED FOR ENTERTAINMENT

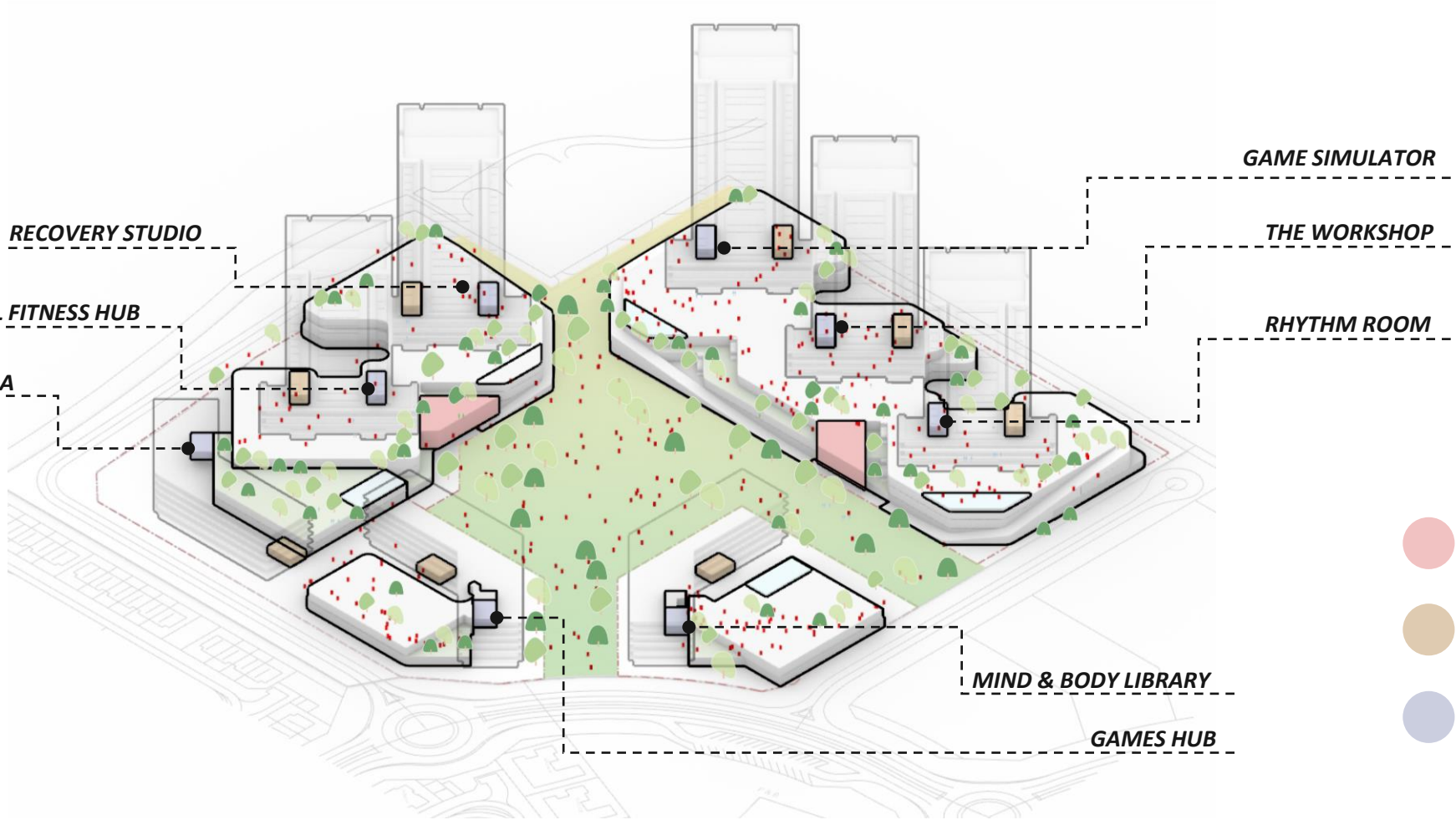
NEON
TUNED FOR PERFORMANCE

GRID
DESIGNED FOR CONNECTION

TEMPO
INSPIRED BY LEARNING

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

HOSPITALITY GRADE AMENITIES



- 2 ATHLON GYMS
- 8 KIDS' PLAYROOMS
- 8 ATHLON'S SPECIAL AMENITIES

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

ATHLON AMENITIES

- NATURE LOOP
- BIKE LOOP
- PARKLIFE LOOP
- GYM
- FITNESS NODES
- PUMP TRACK
- SPLASH PADS
- FAMILY POOL
- LAP POOL
- PLAY PARK
- PADEL COURT
- MUGA COURT
- BASKETBALL COURT
- TABLE TENNIS
- ROCK CLIMBING
- SKATE PARK
- YOGA PLATFORM

RISE BY ATHLON AMENITIES

- COMMUNITY PLAZA
- SKATE PARK
- NATURE TRAIL
- YOGA PAVILION
- MEDITATION DECK
- HAMMOCKS
- REFLEXOLOGY PATH
- BALANCE TRAINING
- POWER LIFTING PODIUM
- KIDS' CALLISTHENICS STATION
- MONKEY BARS
- OBSTACLE COURSE
- HIIT PODIUM
- STRENGTH AND CONDITIONING PODIUM
- COMMUNITY SQUARE
- FAMILY POOL
- ADULT POOL
- PLUNGE POOL
- PET PARK




ATHLON



Seamlessly connected to the podium deck and embraced by the ATHLON Active Wellness Loops



Seamlessly connected to the podium deck and embraced by the ATHLON Active Wellness Loops

RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR


KIDS
ROOM
2.1M
1.7M
ALDAR
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR
AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO


ATHLON
CINEMA
ALDAR
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR

GAME SIMULATOR



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR


ATHLON
WORKSHOP
BUILT FOR WHAT MOVES YOU


ALDAR
RISE BY ATHLON
A L D A R
FOUNDRY / STEEL / CYAN / MAGENTA / AZUL / ARENA


RYTHM
ROOM
Marshall
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR

SOCIAL FITNESS ROOM




RECOVERY
STUDIO
ALDAR
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO


MIND & BODY
LIBRARY
ALDAR
BUILT FOR WHAT MOVES YOU
RISE BY ATHLON
ALDAR


RISE
BY ATHLON

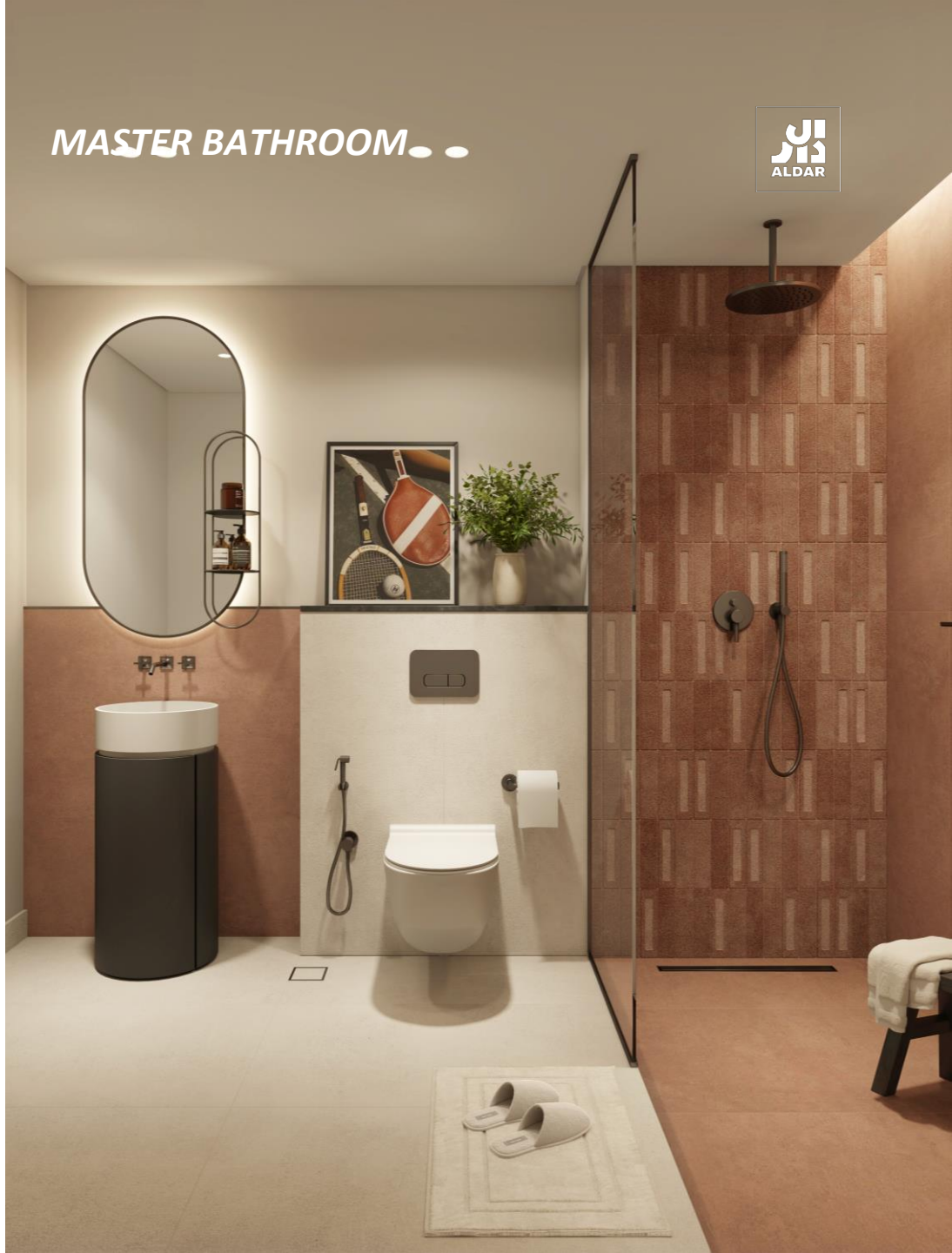

LIVING ROOM

CLOSED KITCHEN




MASTER BEDROOM

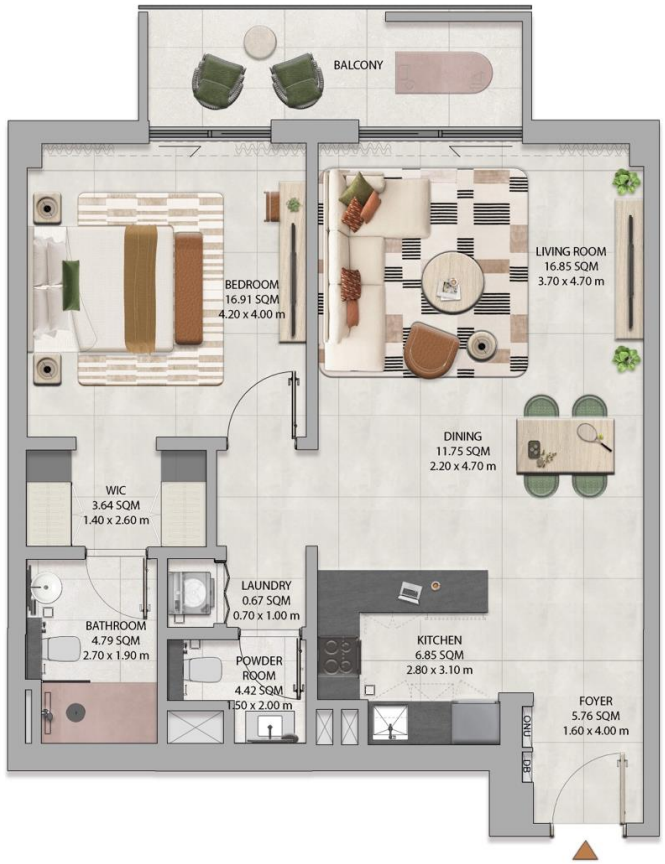

CLOSED KITCHEN


MASTER BATHROOM
ALDAR

1 Bedroom Tower Type A



1 Bedroom Tower Type B



NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

RISE
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ALDAR

1 Bedroom Tower Type C



NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

RISE BY ATHLON

2 Bedroom Tower Type A



2 Bedroom Tower Type B

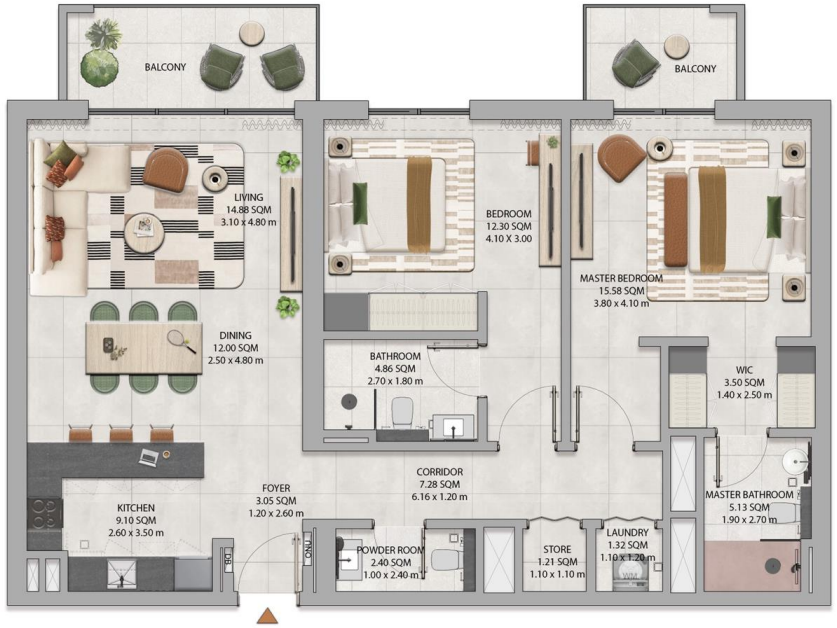


NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

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2 Bedroom Low Rise Standard



2 Bedroom & Maid Low Rise

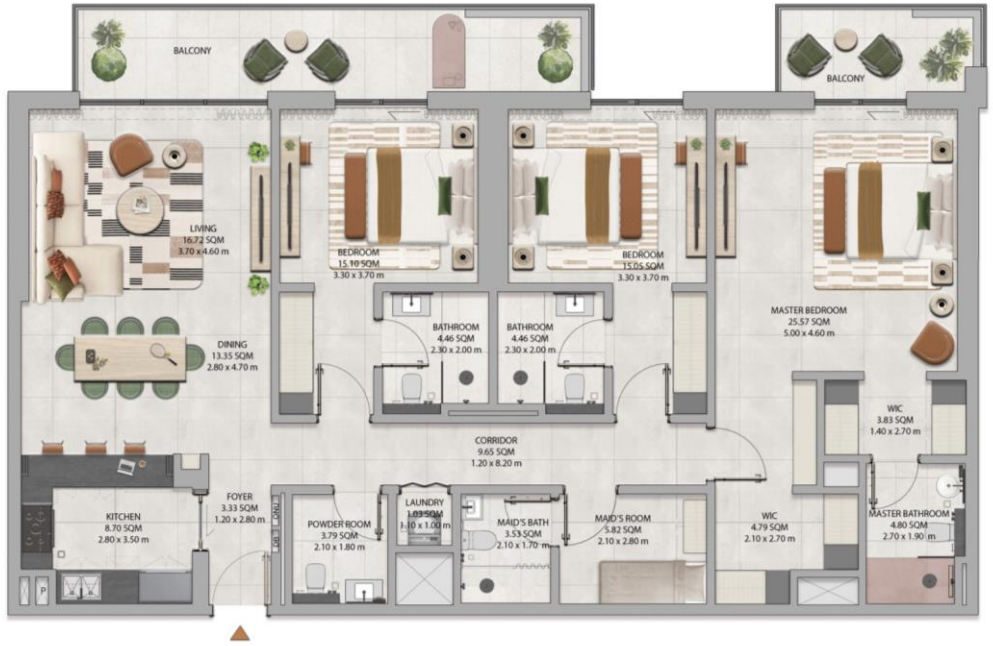


NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose

RISE BY ATHLON

3 Bedroom Tower Standard



3 Bedroom Tower Terrace



NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

Classification : Internal General Purpose



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RISE BY ATHLON

ALDAR



KITCHEN COUNTERTOPS & BATHROOM LEDGE
PORCELAIN TILE



KITCHEN UPPER CABINETS
METAL EFFECT LAMINATE



KITCHEN FEATURE CABINET
BLACK TINTED GLASS

BATHROOM MIRROR
CLEAR MIRROR

GENERAL FLOOR
PORCELAIN FLOOR TILE



MAIN DOOR, INTERNAL DOORS, KITCHEN LOW CABINETS & SHELVING
TIMBER EFFECT LAMINATE

WARDROBES
LAMINATE



WARDROBES ACCENT
LAMINATE



SANITARYWARE METAL
GREY

WALLS
GENERAL PAINT



BATHROOM SHOWER WALLS & FLOORS
ACCENT TILE

GENERAL BATHROOM FLOOR
PORCELAIN TILE



FEATURE KITCHEN & BATHROOM WALL TILE
PORCELAIN TILE

CURATED SERVICES



Designed to complement your lifestyle at every step, the services at Rise by Athlon streamline the everyday, so you can focus on what moves you.

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)

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
- DESIGN & BUILD SERVICES
- HANDOVER MOVE-IN ADD-ON SERVICE: RETAIL OFFERING FOR FURNITURE, ELECTRONICS, WHITE GOODS & CURTAINS
- WHITE GOODS & CURTAINS
- HUNA (LUNCH/DINNER VOUCHER)

EVERYDAY LIVING

- DELIVERY SERVICES FROM COMMUNITY RETAILERS
- HOUSEKEEPING
- CAR REPAIR SERVICES
- PET CARE SERVICES

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO



AVAILABILITY

Unit Model	Total Units	Avg Area (SQM)
1B	565	87
2B	496	136
2B+M	16	162
3B+M	166	198

NEON / APRIL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO



PAYMENT PLAN

Milestone	Payment Date	Instalment #	PP1- 60/40
Payment 1	On Booking	1	5%
Payment 2	30-Dec-25	2	5%
Payment 3	30-Apr-26	3	5%
Payment 4	30-Sep-26	4	5%
Payment 5	30-Jan-27	5	10%
Payment 6	30-Sep-27	6	10%
Payment 7	30-May-28	7	10%
Payment 8	30-Jan-29	8	10%
Handover	30-Dec-29	9	40%
			100%



PRICING

Unit Model	Starting Price (M AED)	
1B	AED	1.35
2B	AED	1.95
2B+M	AED	2.35
3B+M	AED	2.75

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