

# RISE

BY ATHLON



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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.



أثلون  
ATHLON

# 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.

# BUILT FOR WHAT MOVES YOU

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DESIGN  
ETHOS



ACTIVE



CONNECTED



COMMUNITY

DESIGN

ETHOS



# ATHLON IS YOUR PLAYGROUND

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

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DESIGN  
ETHOS

**THE VEINS OF  
OUR COMMUNITY**  
SENSE OF ENERGY AND MOVEMENT

**THE HEART**  
FOCAL POINT OF THE COMMUNITY

**PALPITATIONS**  
ACTIVE LIVING PULSING THROUGH THE VEINS

**PALPITATIONS**  
PASSIVE ACTIVITIES

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

A promotional image for 'RISE BY ATHLON' featuring two cyclists in blue athletic wear riding on a modern, curved bridge. The background shows a cityscape with tall, modern apartment buildings. The bridge has a distinctive pinkish-red metal railing. The cyclists are wearing helmets and sunglasses, and are riding road bikes. The overall scene is bright and modern, suggesting an active lifestyle in a contemporary urban environment.

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TEAL  
FOUNDRY  
GRID  
TEAL



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

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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.

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# FOR EVERY AGE & INTEREST



## Athlonite

Passionate about fitness and physical challenges



## Kin

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



## Kid

Energetic and full of enthusiasm, always seeking active pursuits.

# ACTIVE TERRACES



- Residential Units
- Lobby
- Amenities
- Parking



TYPICAL TOWER SECTION

ATHLON PARK

TYPICAL BAR BUILDING SECTION



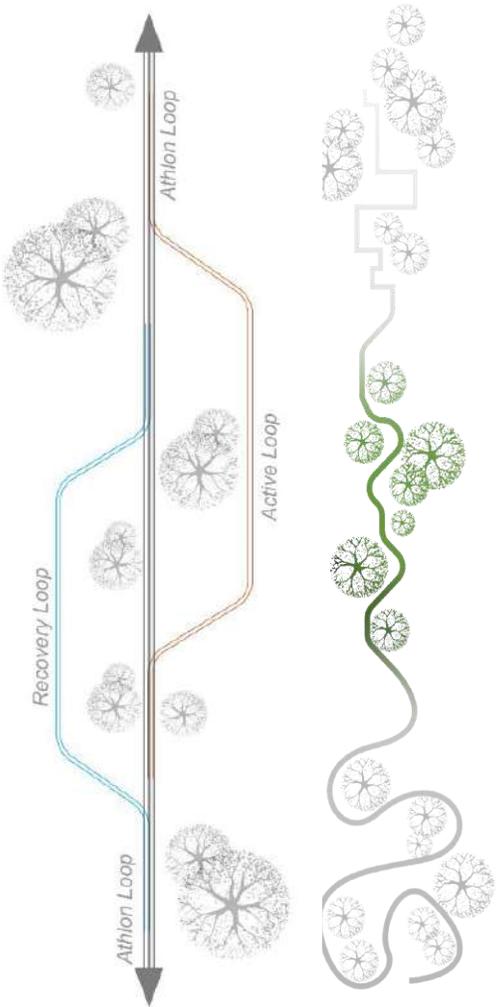
DIVERSITY

SHADE

ACTIVATE

INTEGRATE

# BESPOKE AMENITIES



STEPPED TERRACES CONNECTION

VERTICAL GARDEN CONNECTION

ATHLON RAMP CONNECTION



- DESIGN DRIVES**
- Wider space for ramp start location (not green zone)
  - Reduce no. of stepping from 3 to 2
  - Physical path for cycling & pedestrian (vertical part of ramp requires first few additional staircase for stepped gradient)
  - Access to pocket 2 via ramp's 'lean' (Landings every 30m in length for fresh air elements & landings)

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Classification : Internal General Purpose

ACTIVE  
LOOPS



love you

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.

RISE BY ATHLON

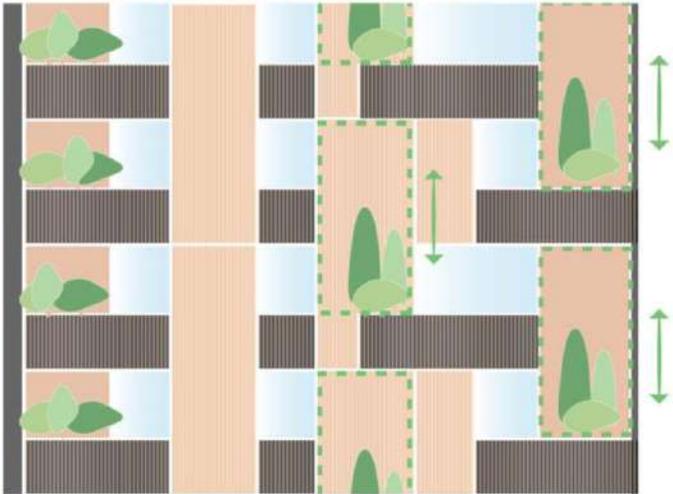
MAGENTA / OSMAN / TEA

# ARCHITECTURE PALETTE

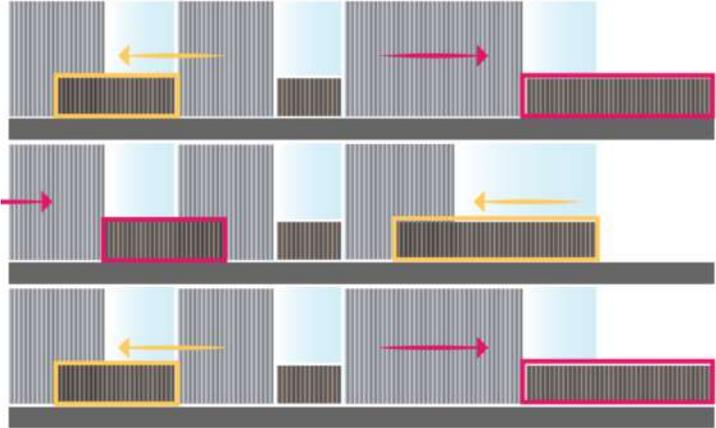
## INSPIRATION



BUILT FOR WHAT MOVES YOU



RISE BY ATHLON



ALDAR



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

POOL



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

MEDN / AZUL / MARGENTA / COLBY / TEMPEST / FOUNDRY / TEMPEST

# RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

# RISE BY ATHLON

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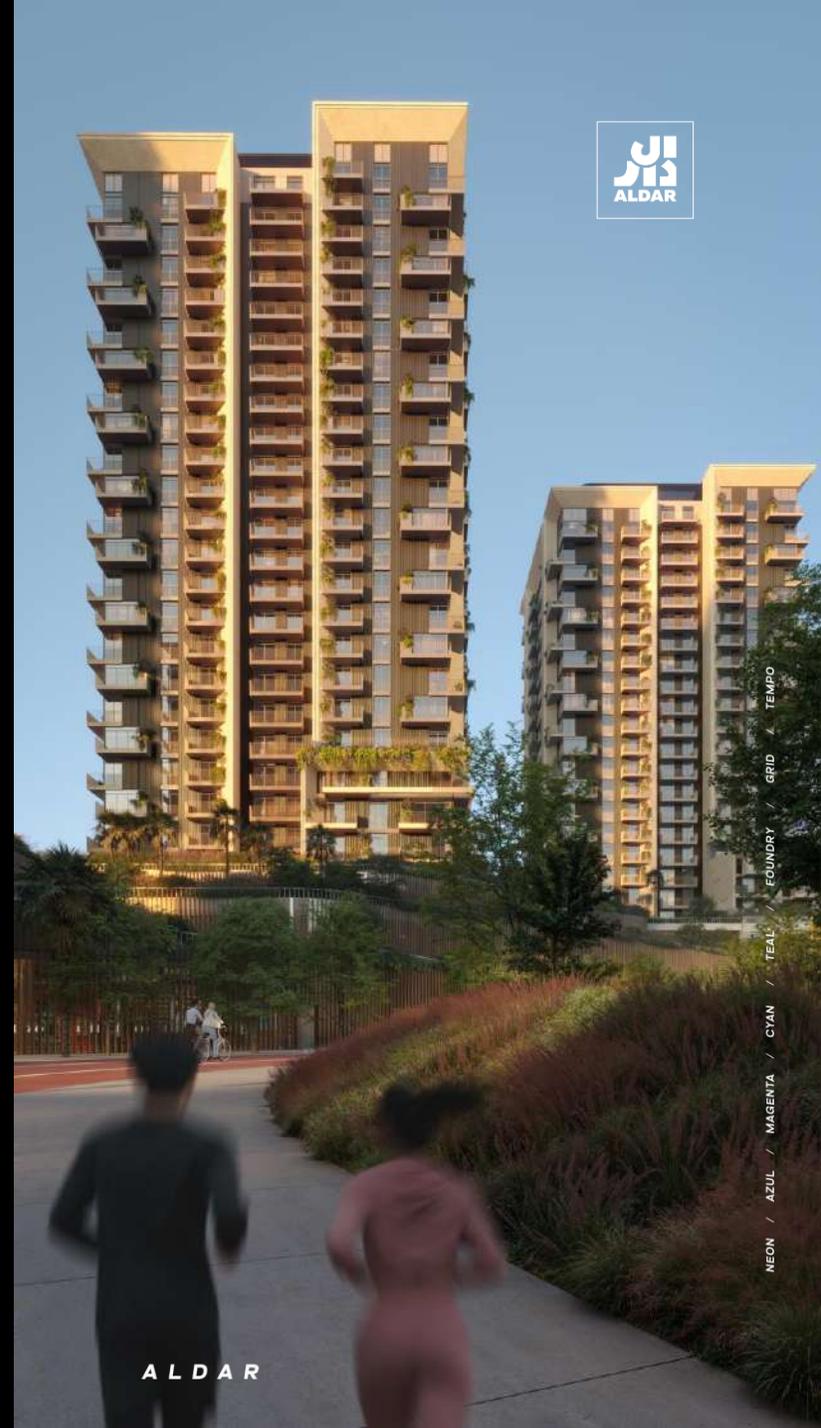
# ACTIVE TERRACES



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

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

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

Seamlessly blends architecture and nature for a dynamic experience



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# Integrating with Athlon's Active Community Vision



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BUILT FOR WHAT MOVES YOU

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ALDAR

NEON / AZUL / MARGENTA / CYAN / TEAL / FOUNTAINRY / GRID / TEMPO

Integrating with Athlon's Active  
Community Vision



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ALDAR

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

# Integrating with Athlon's Active Community Vision



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Integrating with Athlon's Active  
Community Vision



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

# RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

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ALDAR

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

DROP  
OFF



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

NEON  
TOWER

CYAN  
TOWER

AZUL  
TOWER

TEAL  
TOWER

MAGENTA  
TOWER

TEMPO  
RESIDENCE

GRID  
RESIDENCE

FOUNDRY  
RESIDENCE





CHOOSE YOUR RESIDENCE  
FIND YOUR PLACE

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

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

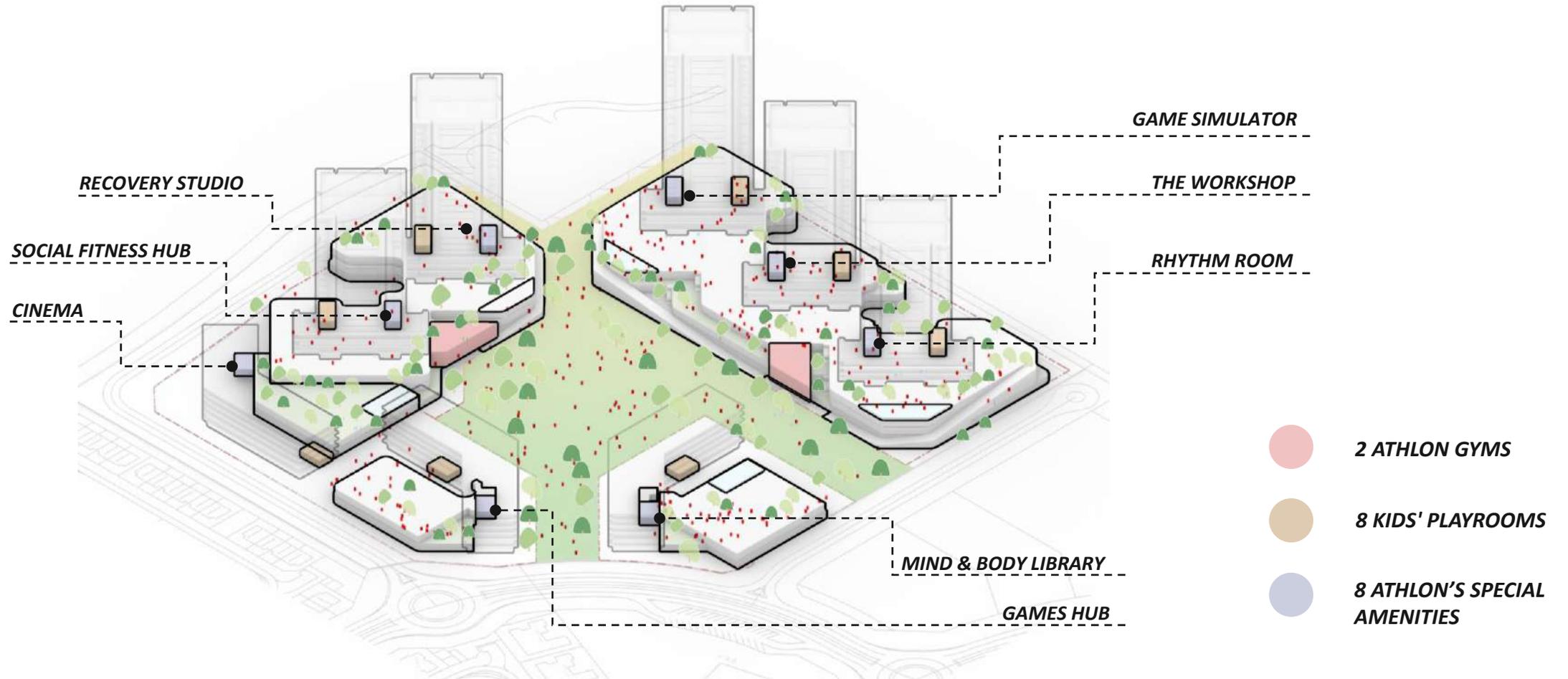
TEMPO

INSPIRED BY LEARNING

ALDAR

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

# HOSPITALITY GRADE AMENITIES



## 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  
GYM



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

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# ATHLON GYM



CARDIO ZONE

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

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NEON / AZUL / MARGENTA / CYAN / TEAL / FOUNDRY / GOLD

# KIDS ROOM



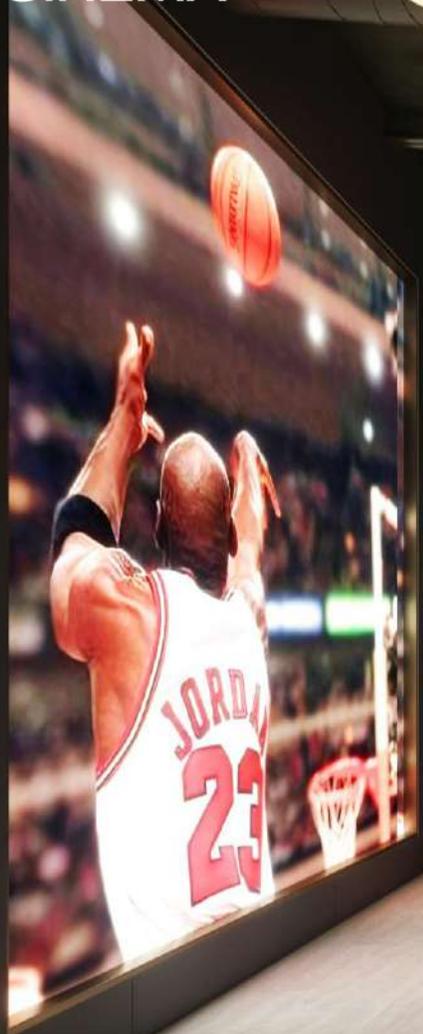
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# ATHLON CINEMA



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# GAME SIMULATOR



FULL 10.5 DRIVER 250 YDS



19:45	
HOME	8
47	PERIOD
VISITORS	66

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

# ATHLON WORKSHOP



BUILT FOR WHAT MOVES YOU



RISE BY ATHLON

ALDAR

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

# RYTHM ROOM



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEON / AZUL / MARGARITA / TEAL / FOUNDRY / GRID / TEMPO

# SOCIAL FITNESS ROOM



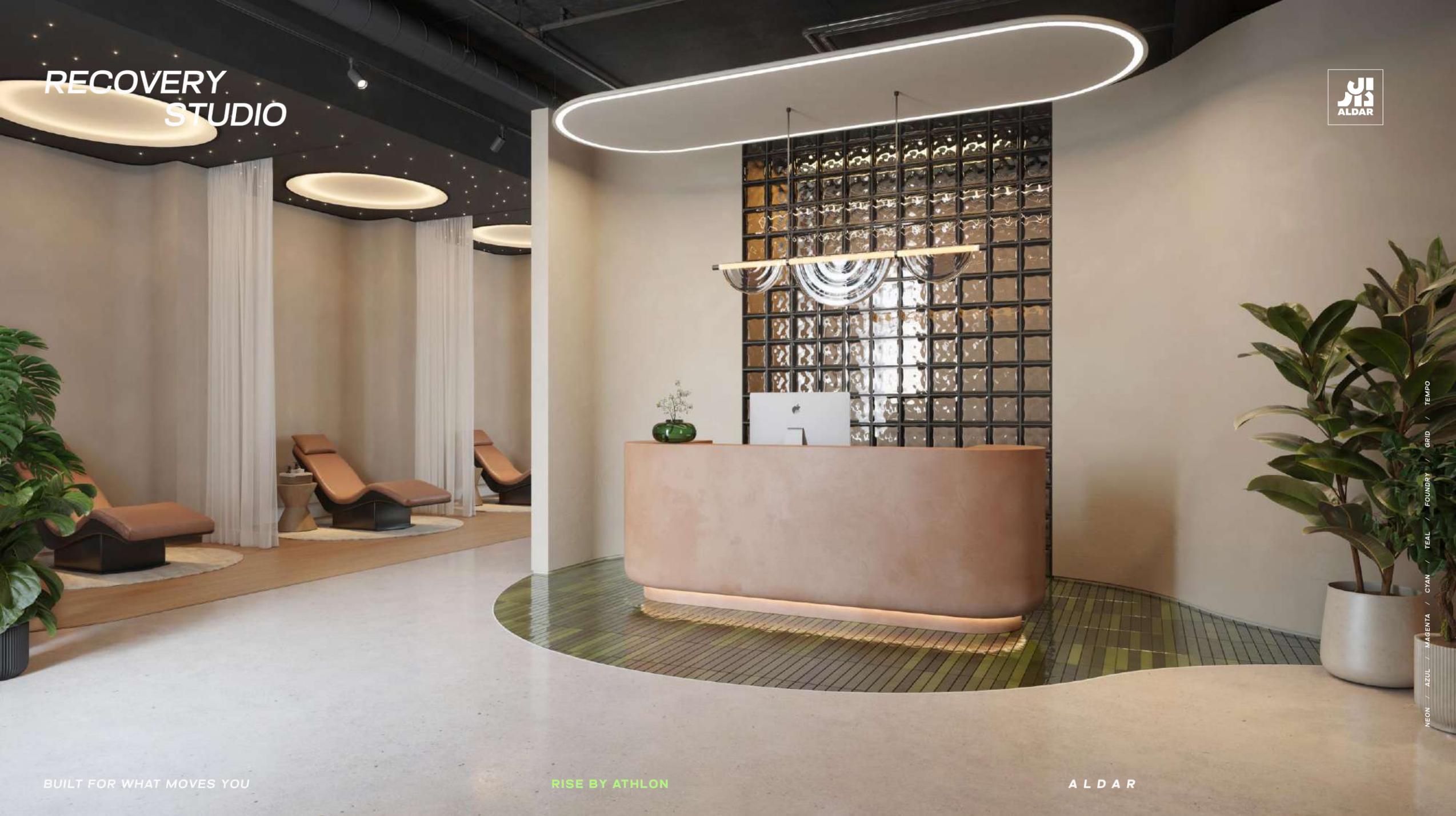
BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

ALU / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

# RECOVERY STUDIO



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

# MIND & BODY LIBRARY



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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



# RISE

BY ATHLON

LIVING ROOM



*CLOSED KITCHEN*



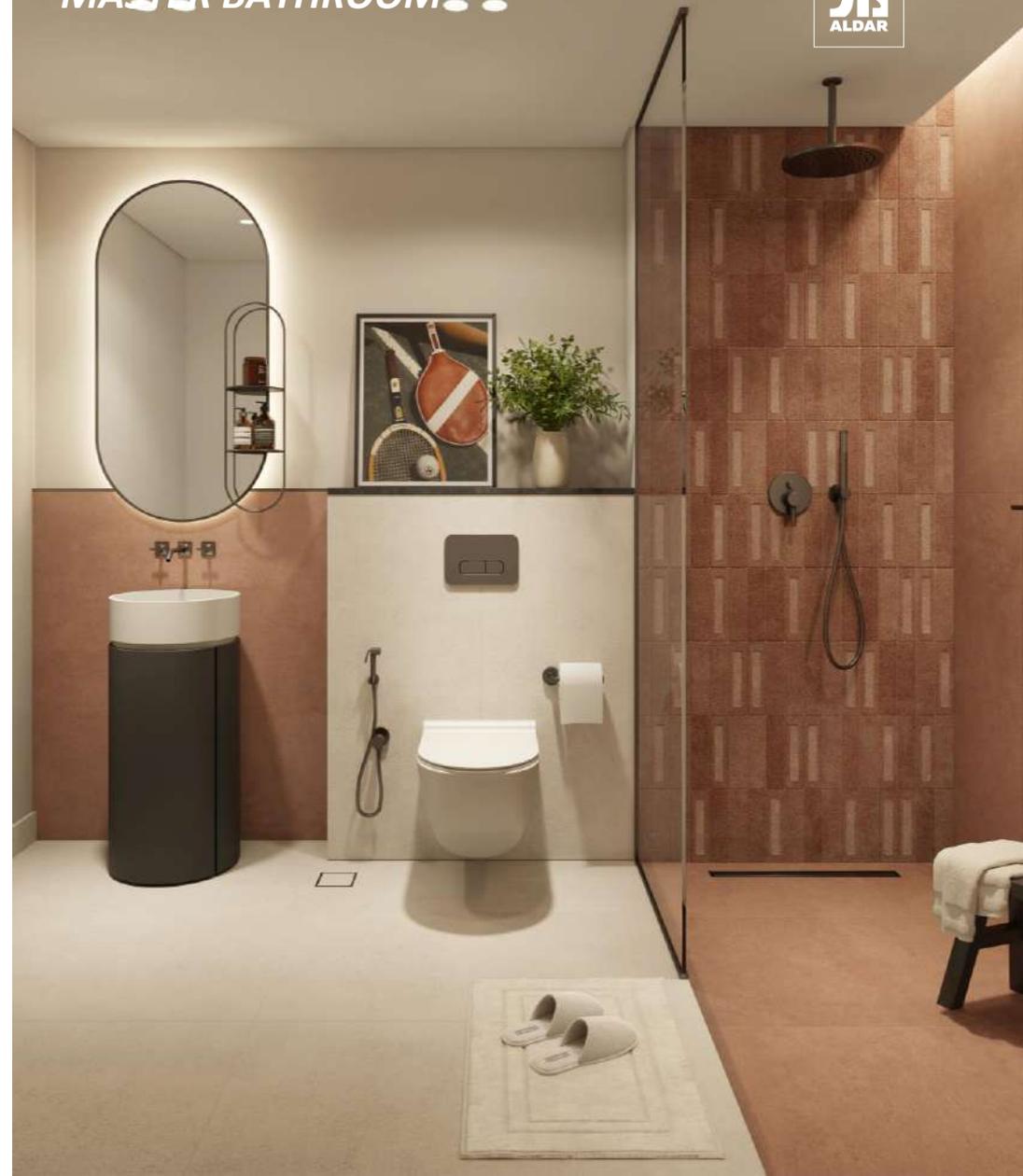
*MASTER BEDROOM*



**CLOSED KITCHEN**



**MASTER BATHROOM**



1 Bedroom Tower Type A



1 Bedroom Tower Type B



1 Bedroom Tower Type C



2 Bedroom Tower Type A



2 Bedroom Tower Type B



2 Bedroom Low Rise Standard



2 Bedroom & Maid Low Rise



3 Bedroom Tower Standard

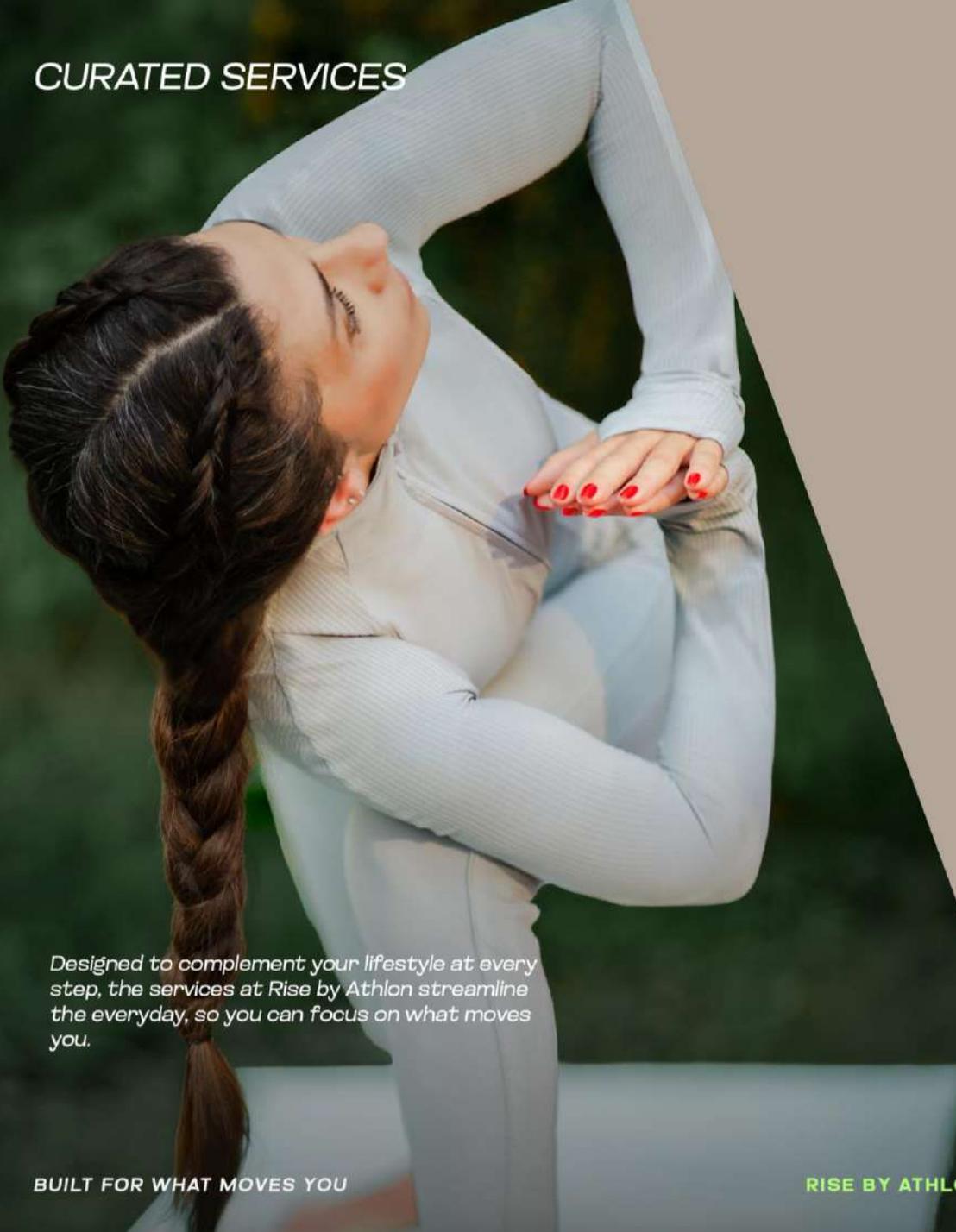


3 Bedroom Tower Terrace





# 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.

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## 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 / GOOD / TENPO

A L D A R



# AVAILABILITY

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



# PAYMENT PLAN

Milestone	Payment Date	Instalment #	PPI- 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)	
<b>1B</b>	AED	1.35
<b>2B</b>	AED	1.95
<b>2B+M</b>	AED	2.35
<b>3B+M</b>	AED	2.75

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