

RISE

BY ATHLON



RISE

BY ATHLON

A photograph of four women running outdoors on a path surrounded by greenery. From left to right: a woman in a maroon long-sleeved athletic top and leggings; a woman wearing a black hijab, a dark blue zip-up jacket with pink accents, and dark blue leggings; a woman in a bright yellow long-sleeved athletic top and grey leggings; and a woman wearing a white hijab, a white zip-up jacket over a dark blue long-sleeved top, and grey leggings. They are all smiling and appear to be in motion.

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.



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ATHLON

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

A L D A R

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.



BUILT FOR WHAT MOVES YOU

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RISE BY ATHLON

ALDAR

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GOLD / TEMPLAR

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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ALDAR

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

DESIGN

ETHOS



THE HEART

FOCAL POINT OF THE COMMUNITY

THE VEINS OF OUR COMMUNITY

SENSE OF ENERGY AND MOVEMENT

PALPITATIONS

ACTIVE LIVING PULSING THROUGH THE VEINS

PALPITATIONS

PASSIVE ACTIVITIES

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

RISE

BY ATHLON





BUILT FOR WHAT MOVES YOU

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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

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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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ALDAR



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

FOR EVERY AGE & INTEREST



Athlonite

Passionate about fitness and physical challenges



Kin

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



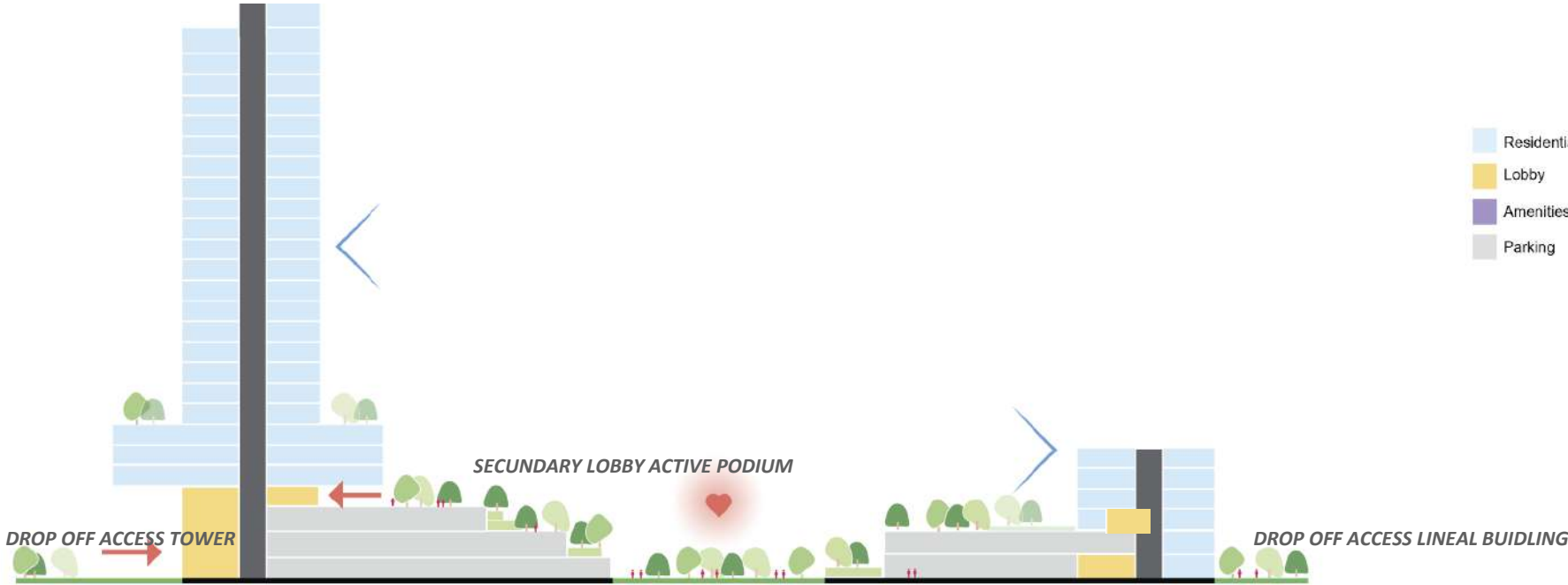
Kid

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



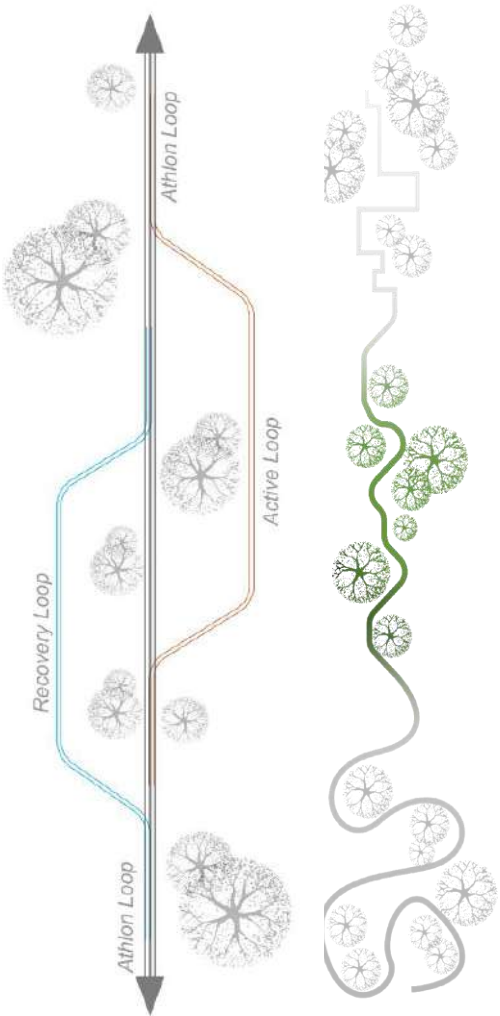
DIVERSITY

SHADE

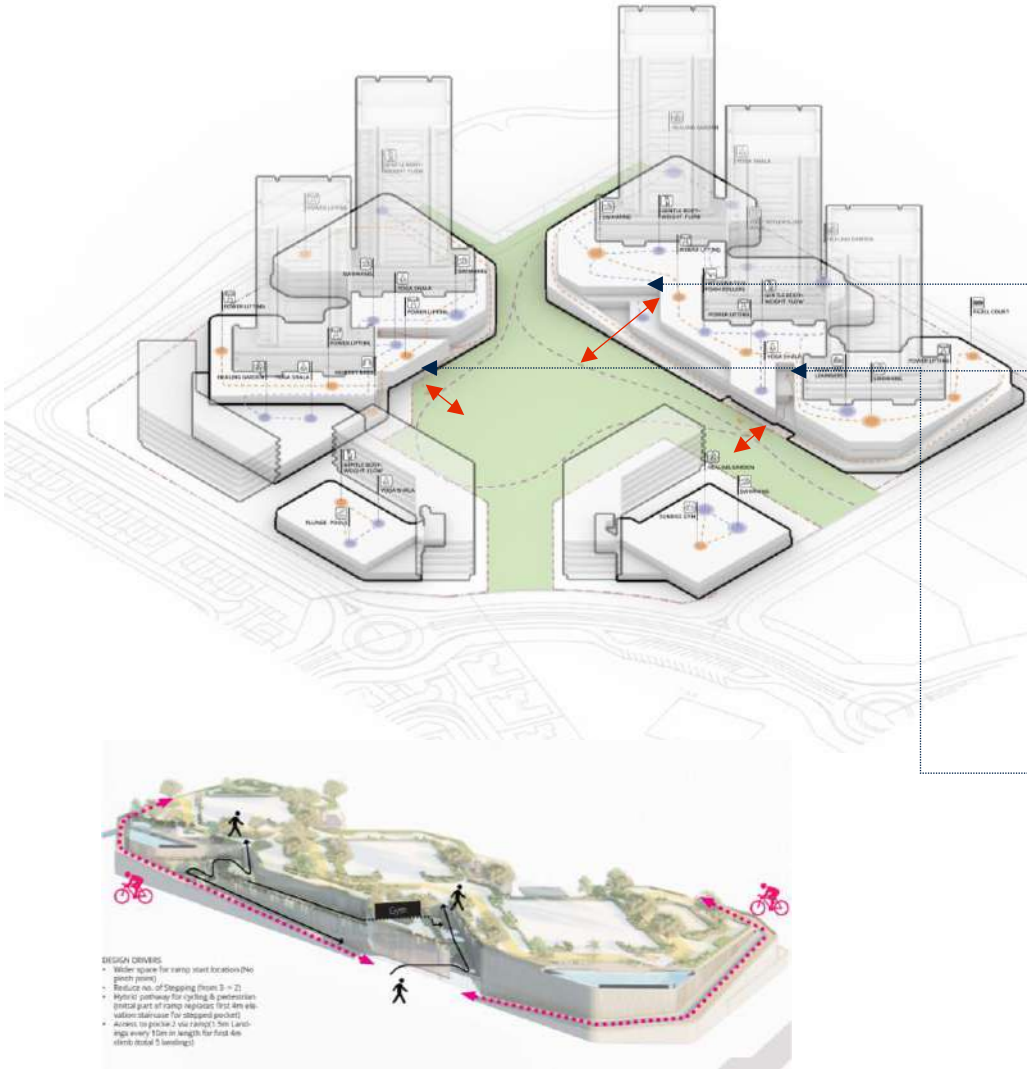
ACTIVATE

INTEGRATE

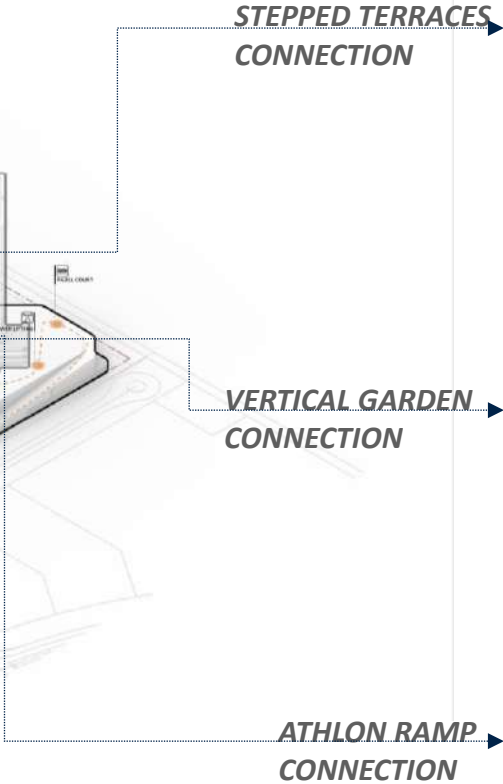
BESPOKE AMENITIES



BUILT FOR WHAT MOVES YOU



RISE BY ATHLON



A L D A R



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.

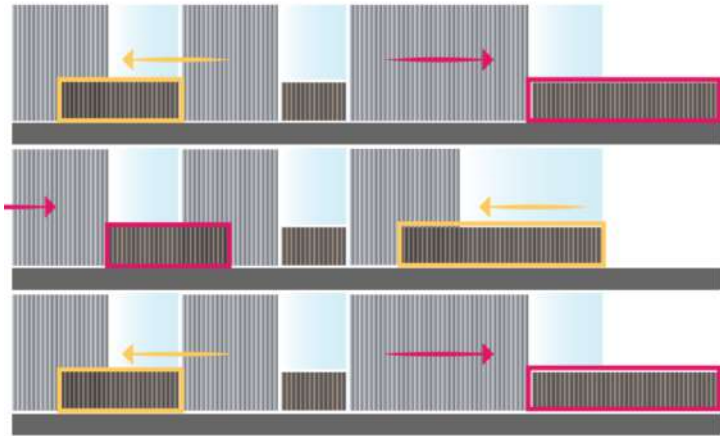
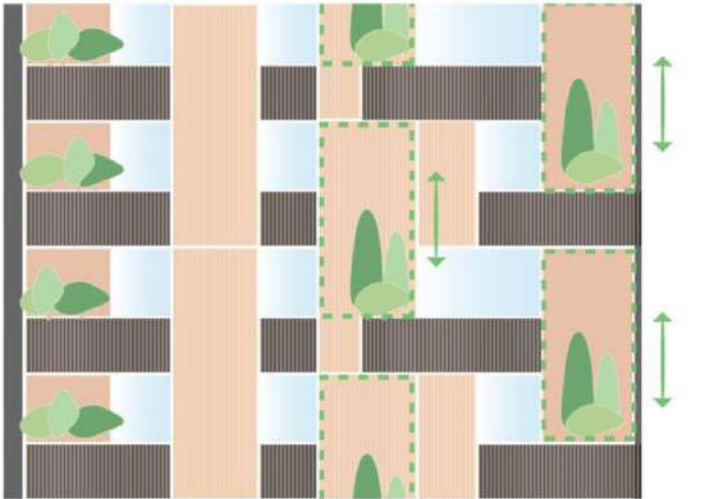
RISE BY ATHLON

ARCHITECTURE PALETTE

INSPIRATION



BUILT FOR WHAT MOVES YOU



RISE BY ATHLON



A L D A R

POOL



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEON / AZUL / MARGENTA / CROWN / TEMPEST / FOUNDRY

RISE BY
ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

RISE BY
ATHLON

BUILT FOR WHAT MOVES YOU

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ALDAR

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

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ATHLON

BUILT FOR WHAT MOVES YOU

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

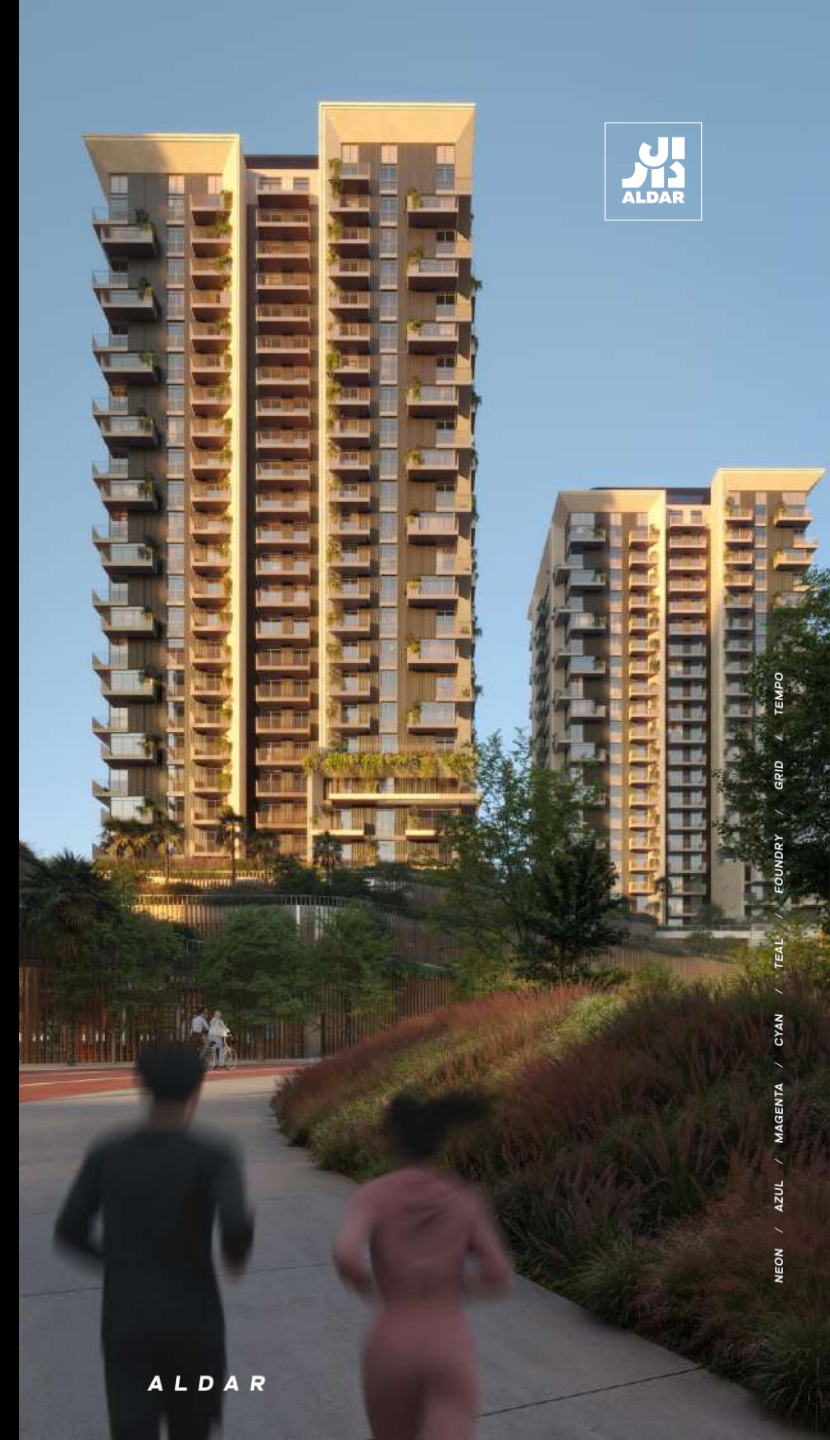
ALDAR

ACTIVE TERRACES

BUILT FOR WHAT MOVES YOU



RISE BY ATHLON



ALDAR

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

RISE BY
ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

RISE BY
ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

RISE BY
ATHLON



BUILT FOR WHAT MOVES YOU

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ALDAR

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

Seamlessly blends architecture and nature for a dynamic experience



BUILT FOR WHAT MOVES YOU

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ALDAR

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

Integrating with Athlon's Active
Community Vision



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

RISE BY
ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

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ATHLON



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ALDAR

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

RISE BY ATHLON



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ALDAR

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

Integrating with Athlon's Active
Community Vision



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

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

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

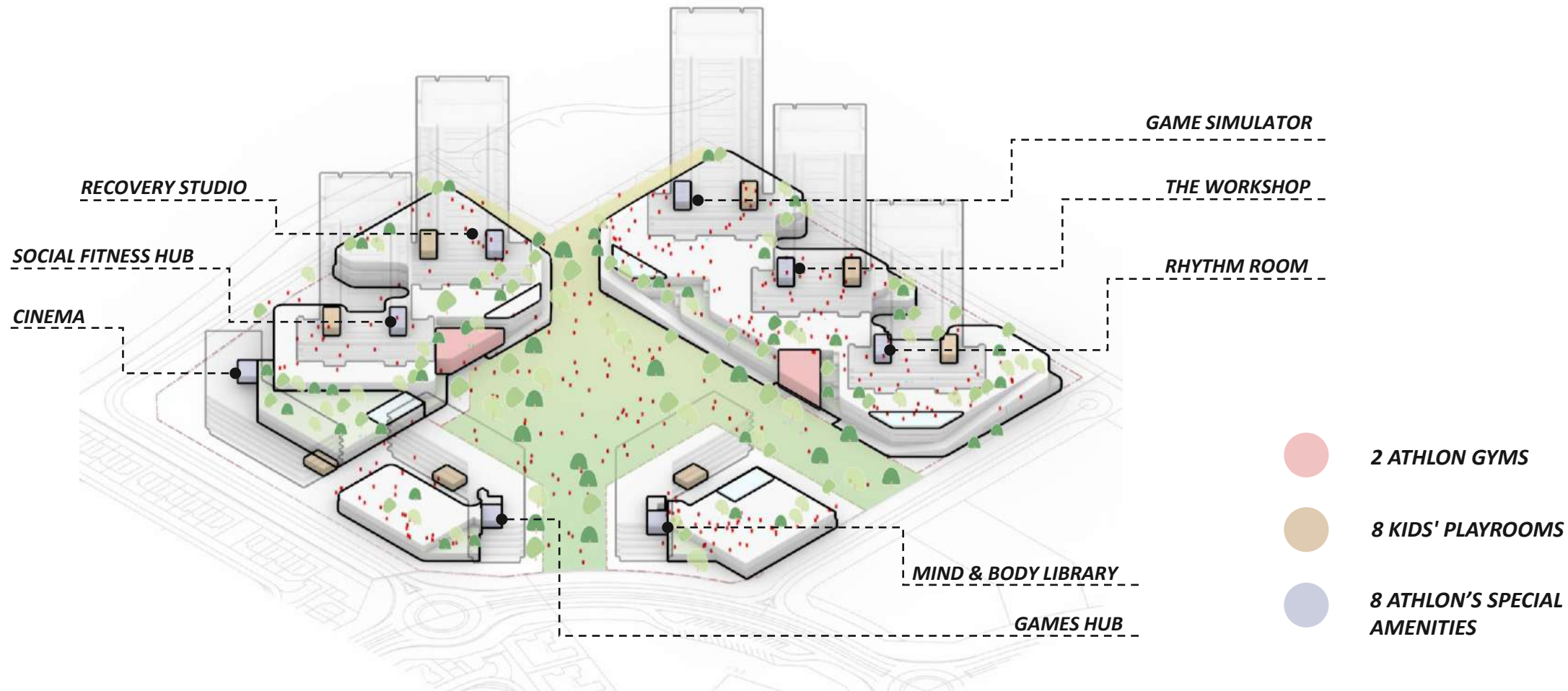
DESIGNED FOR CONNECTION

TEMPO

INSPIRED BY LEARNING

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

HOSPITALITY GRADE AMENITIES



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

RISE BY ATHLON

ALDAR

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

ATHLON GYM



CARDIO ZONE

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

RISE BY ATHLON

ALDAR

RISE BY
ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GOLD

KIDS ROOM



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

ATHLON
CINEMA



BUILT FOR WHAT MOVES YOU

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GAME SIMULATOR



FULL 10.5 DRIVER 250 YDS

BUILT FOR WHAT MOVES YOU

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ALDAR

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 / GRID / TEMPO

RYTHM ROOM



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEON / AZUL / MANGROVE / 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



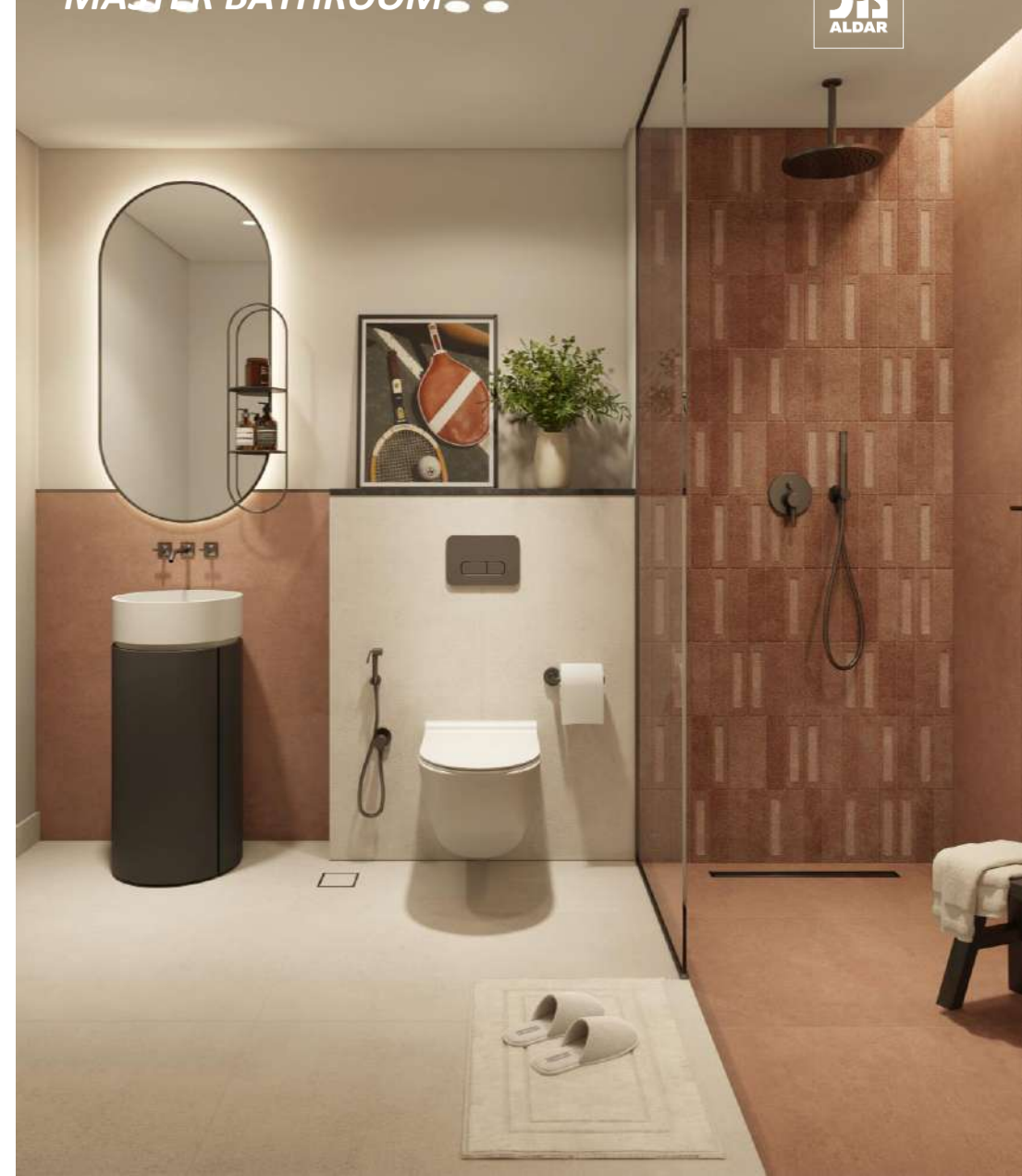
MASTER BEDROOM



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





BUILT FOR WHAT MOVES YOU

RISE BY ATHLON



KITCHEN COUNTERTOPS &
BATH-ROOM LEDGE
PORCELAIN TILE



KITCHEN UPPER CABINETS
METAL EFFECT LAMINATE



KITCHEN FEATURE CABINET
BLACK TINTED GLASS



BATH-ROOM 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



BATH-ROOM SHOWER
WALLS & FLOORS
ACCENT TILE



GENERAL BATH-ROOM FLOOR
PORCELAIN TILE



FEATURE KITCHEN & BATH-ROOM WALL TILE
PORCELAIN TILE

ALDAR

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.

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

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

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%