

# RISE

BY ATHLON



# RISE

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A photograph of four women running outdoors on a path. From left to right: a woman in a maroon tracksuit, a woman in a dark blue tracksuit with a black hijab, a woman in a yellow tracksuit, and a woman in a white tracksuit with a white hijab. They are all smiling and appear to be in motion. The background is a lush green area with trees.

# 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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ALDAR

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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 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

A promotional image for 'RISE BY ATHLON' featuring two cyclists in blue athletic wear riding on a modern, elevated bridge. The bridge has a distinctive pinkish-purple metal railing. In the background, there are several tall, modern apartment buildings with balconies. The scene is set in a bright, sunny environment with some greenery and a clear blue sky. The text 'RISE BY ATHLON' is overlaid in the bottom left corner in a large, white, serif font.

# RISE

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ALDAR

TEAL  
FOUNDRY  
GRID



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.



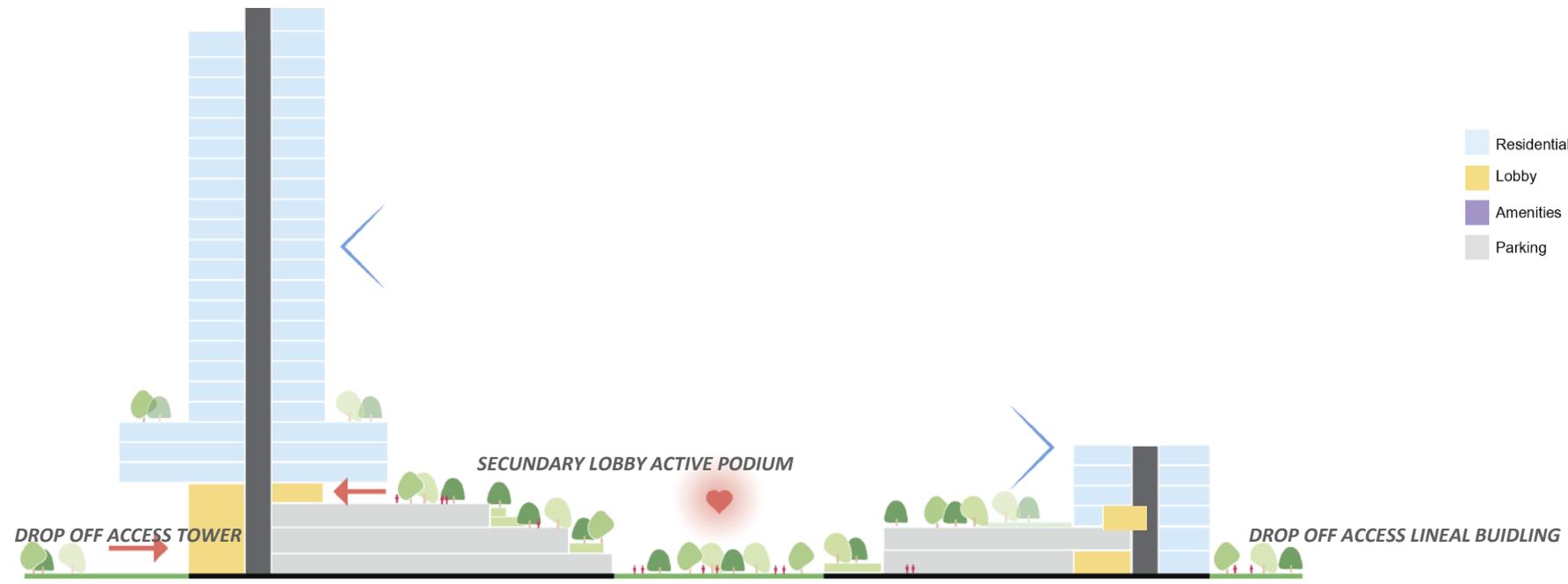
## Kid

Energetic and full of enthusiasm, always seeking active pursuits.

# ACTIVE TERRACES



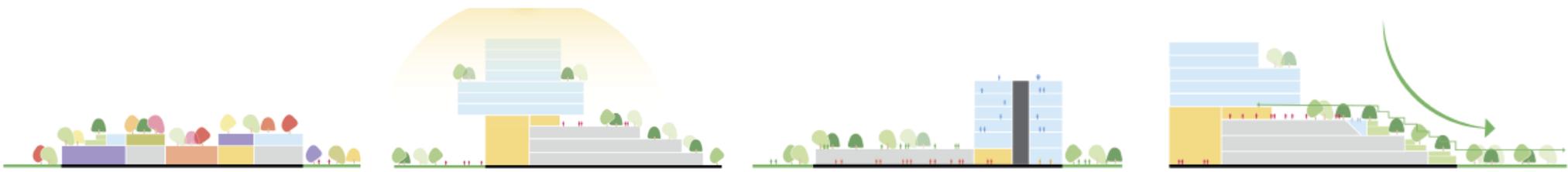
- Residential Units
- Lobby
- Amenities
- Parking



TYPICAL TOWER SECTION

ATHLON PARK

TYPICAL BAR BUILDING SECTION



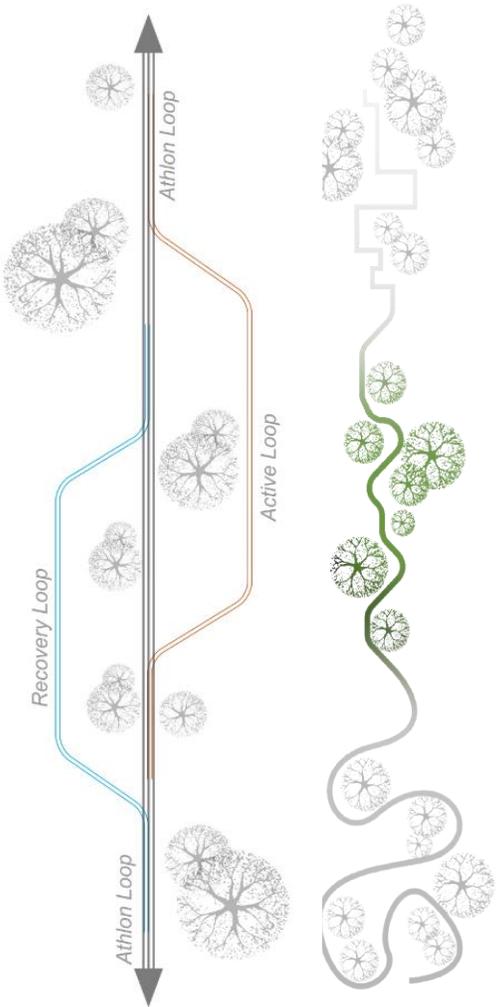
DIVERSITY

SHADE

ACTIVATE

INTEGRATE

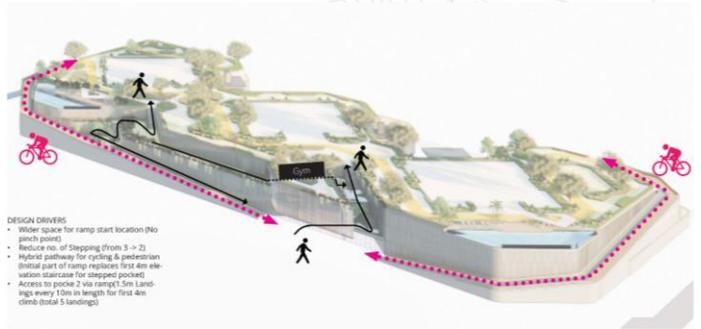
# BESPOKE AMENITIES



STEPPED TERRACES CONNECTION

VERTICAL GARDEN CONNECTION

ATHLON RAMP CONNECTION



- DESIGN DRIVERS
- Wider space for ramp start location (No pinch point)
  - Reduce no. of stepping (from 3 -> 2)
  - Hybrid pathway for cycling & pedestrian (initial part of ramp replaces first 4m elevation staircase for steeped pocket)
  - Access to prockle 2 via ramp x 1.5m Landings every 10m in length for first 4m climb (total 5 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

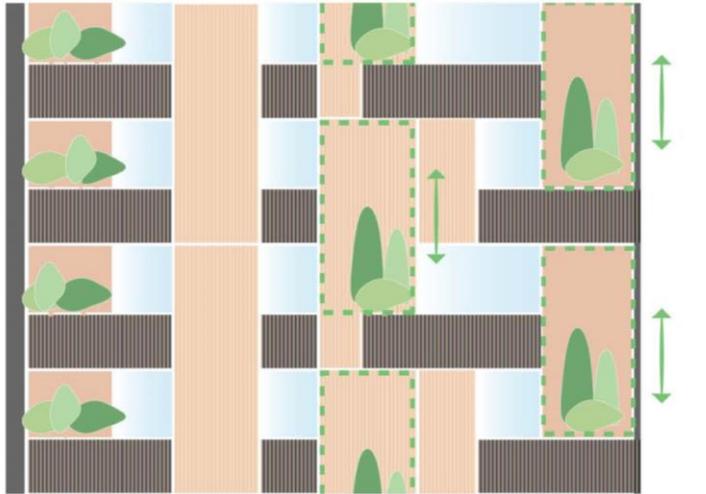
MAGENTA / GRAN

# ARCHITECTURE PALETTE

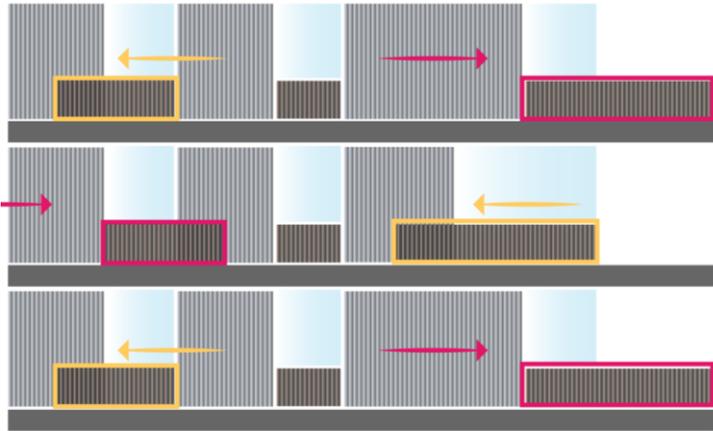
## INSPIRATION



BUILT FOR WHAT MOVES YOU



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POOL



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

TECHNOLOGY FOUNDATION TEAM AZUL MARGHERITA COLONY MEDINA

# RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEON / AZUL / MARGEN / OLAN / TEAL / FOUNDRY / GRID / TEMPO

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BUILT FOR WHAT MOVES YOU

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ALDAR

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

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

ALDAR

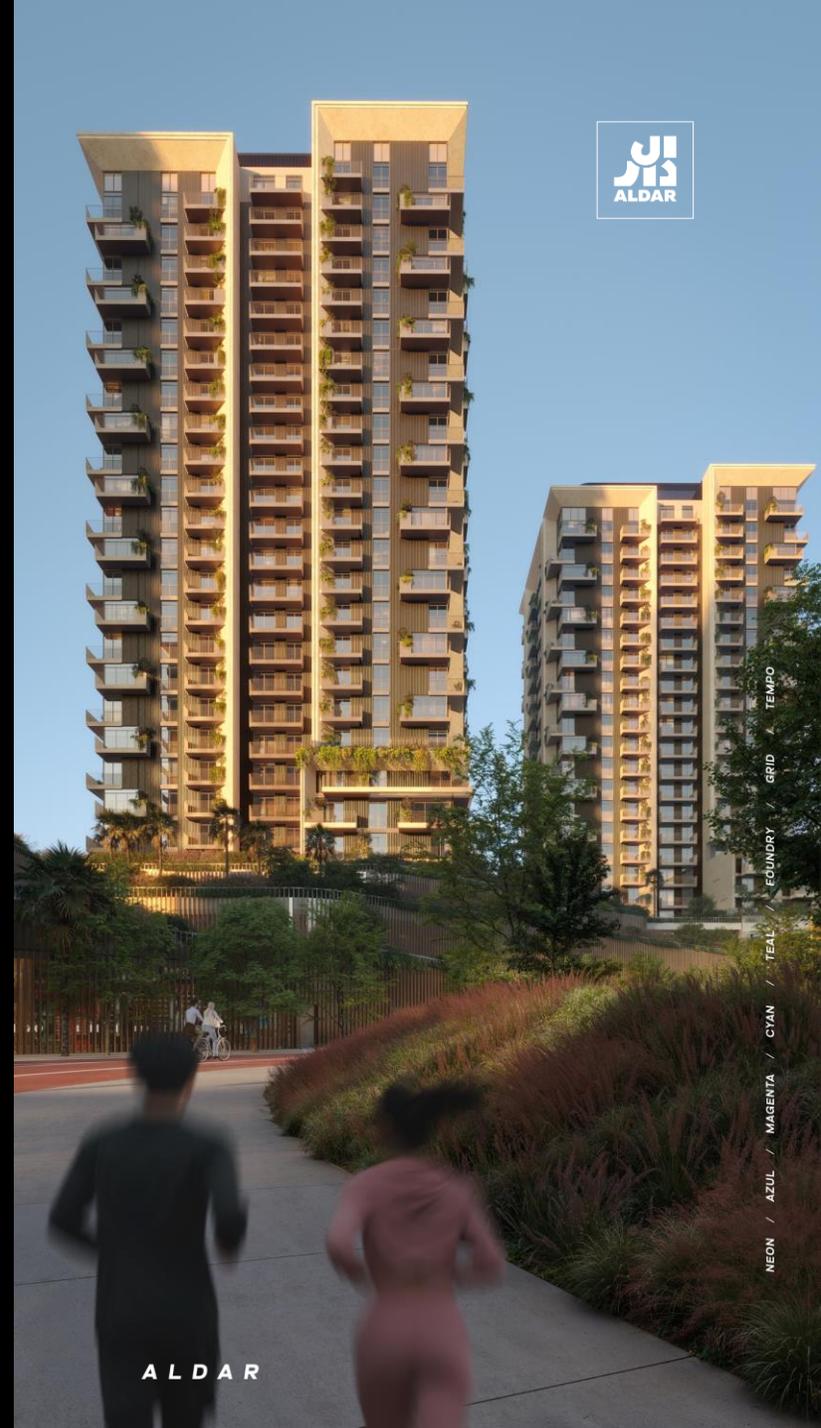
# ACTIVE TERRACES



BUILT FOR WHAT MOVES YOU



RISE BY ATHLON



ALDAR

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

# RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

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ALDAR

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

# RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEON / AZUL / MARGENTA / CYAN / TEAL / GRAY / BROWN / GREEN / BLUE / RED / ORANGE / YELLOW / PURPLE / PINK / LIGHT BLUE / LIGHT GREEN / LIGHT PINK / LIGHT PURPLE / LIGHT BLUE-GREEN / LIGHT BLUE-GRAY / LIGHT GREEN-GRAY / LIGHT PINK-GRAY / LIGHT PURPLE-GRAY / LIGHT BLUE-GRAY / LIGHT GREEN-GRAY / LIGHT PINK-GRAY / LIGHT PURPLE-GRAY

# 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



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Integrating with Athlon's Active  
Community Vision



BUILT FOR WHAT MOVES YOU

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ALDAR

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

# RISE BY ATHLON



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEON / AZUL / ARGENTA / CRYSTAL / 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 / TEMPO

Integrating with Athlon's Active  
Community Vision



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

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

RISE BY  
ATHLON



BUILT FOR WHAT MOVES YOU

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

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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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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

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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

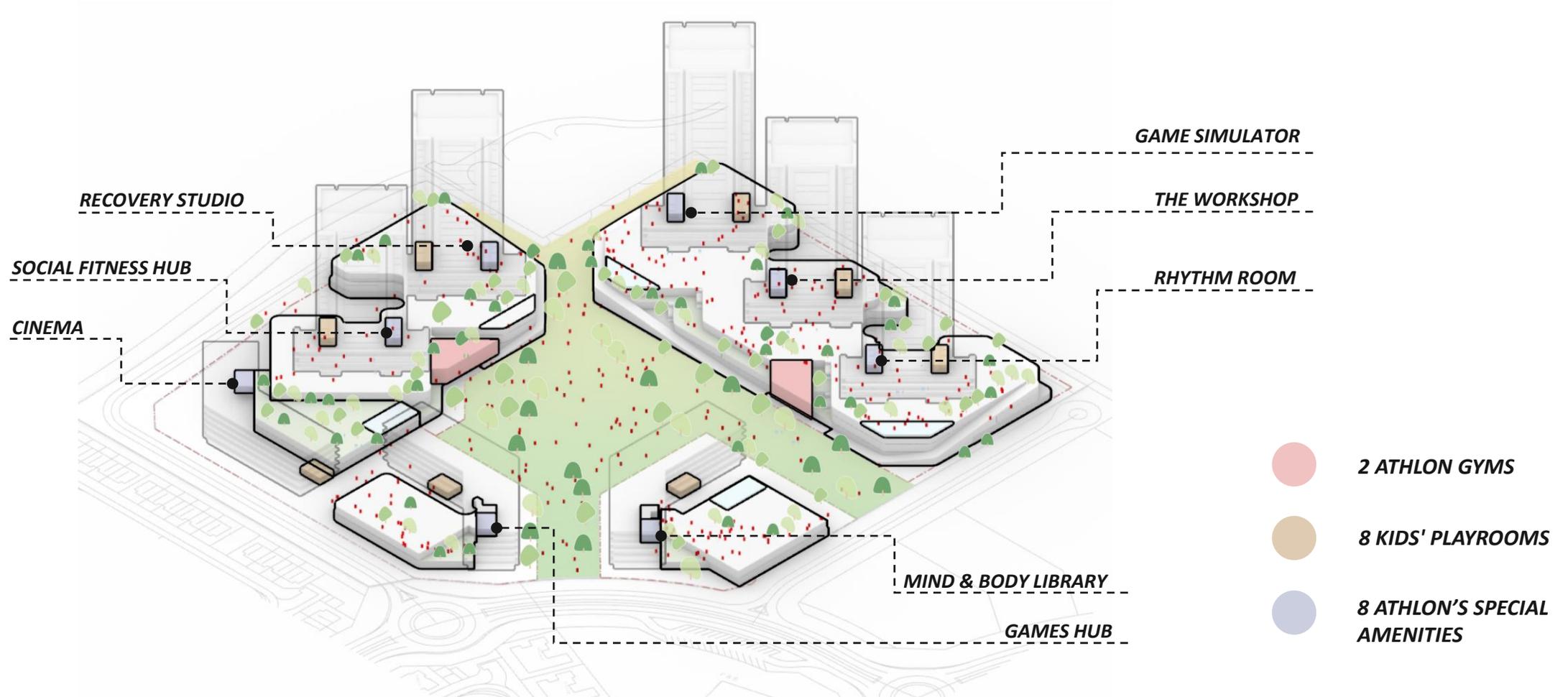
TEMPO

INSPIRED BY LEARNING

ALDAR

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# 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



# 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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ALDAR

# RISE BY ATHLON



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

# KIDS ROOM



2.1M

1.7M

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# ATHLON CINEMA



BUILT FOR WHAT MOVES YOU

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# GAME SIMULATOR



19:45	
HOME	8
47	PERIOD
VISITORS	66

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

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# ATHLON WORKSHOP

BUILT FOR WHAT MOVES YOU



RISE BY ATHLON

ALDAR

NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / 887D / TEMPO

# RYTHM ROOM



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

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

# SOCIAL FITNESS ROOM



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

NEEN / 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



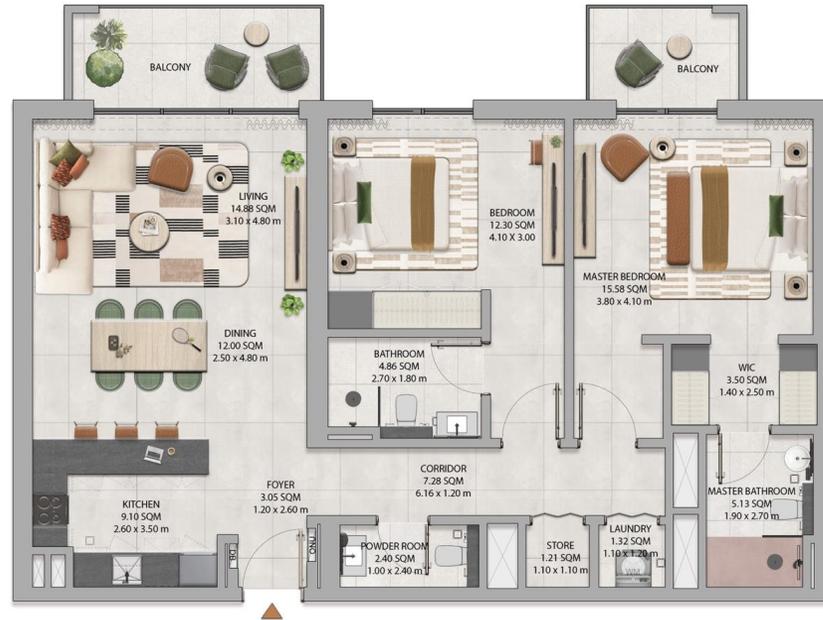
NEON / AZUL / MAGENTA / CYAN / TEAL / FOUNDRY / GRID / TEMPO

2 Bedroom Tower Type A



2 Bedroom Tower Type B





3 Bedroom Tower Standard



3 Bedroom Tower Terrace





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

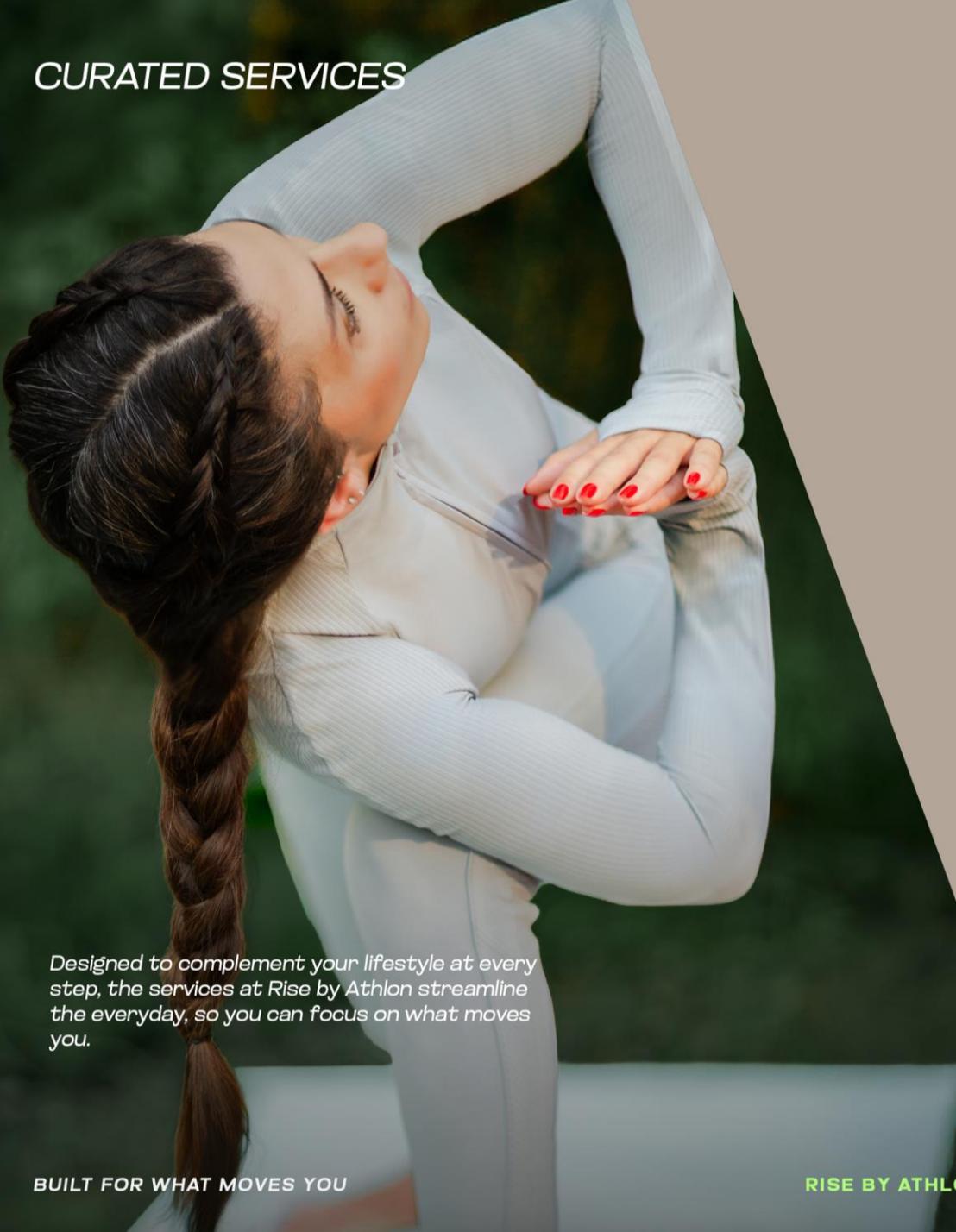


GENERAL BATHROOM FLOOR PORCELAIN TILE



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.

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%



# 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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