

RISE

BY ATHLON





*BUILT FOR WHAT
MOVES YOU*

INTRODUCING A NEW RELEASE FROM ATHLON
**DUBAI'S FIRST ACTIVE
LIVING COMMUNITY**

Rise by Athlon is a new residential offering, developed by active design principles and guided by athletes, wellness experts and the rhythms of the human body. Eight residences, each purposefully themed around a different way to live actively.



ALDAR ENGINEERING ACTIVE LIFESTYLES

As one of the most trusted and recognised real estate lifestyle developers in the UAE, we believe it's our responsibility to champion active living in every home. That's why we do more than build properties, we create communities designed to move, energise and inspire.



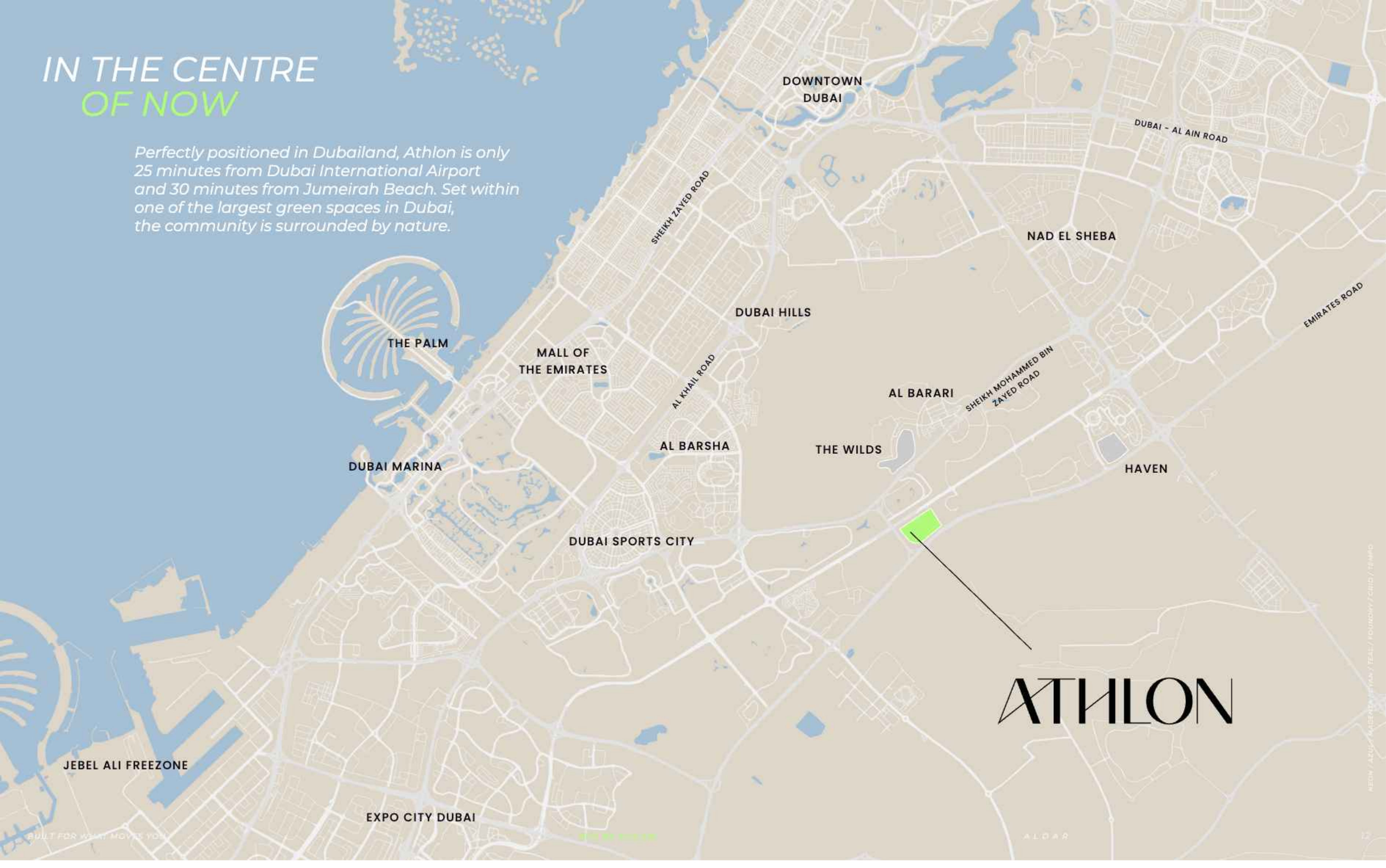
DUBAI

ENERGY LIVES HERE

Dubai is a vibrant city with a unique blend of modernity and tradition, home to well-travelled locals, expats and luxurious lifestyles. In recent years, the city has begun to embrace the importance of conscious, healthy living; ever searching for new ways to weave wellness into everyday life.

IN THE CENTRE OF NOW

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.



ATHLON



THE FIRST COMMUNITY IN DUBAI THAT
MAKES MOVEMENT A NATURAL PART OF LIFE

4.6KM
TRAIL-RUNNING LOOP

2.2KM
FAMILY-FRIENDLY LOOP

3.7 KM
CYCLING LOOP

7
CLUBHOUSES

PURPOSEFULLY
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. At the entrance to the community is the iconic signature clubhouse, dedicated to fitness and socialising.

FOR EVERY AGE
AND INTEREST

Athlon offers tailored programmes and amenities for long-term wellbeing, with purpose-designed activity spaces for every resident, including dedicated athletes, social families and energetic children.

An aerial photograph of a modern building's rooftop garden. The roof is covered in various green plants, including tall grasses and small trees. A winding path made of light-colored stones leads through the garden. Several people are walking and jogging on the path. A large, curved staircase with a wooden railing leads down from the roof. The building's facade is visible on the left, featuring large glass windows and a wooden frame. The overall scene is bright and sunny, with shadows cast by the trees and people.

ACTIVE WELLNESS LOOPS

Athlon's loops transform everyday movement into a lifestyle. Cyclists glide, pedestrians thrive and energy pulses through every pathway, inviting residents to live actively and effortlessly.

ATHLON MASTERPLAN



INTRODUCING

A man and a woman are performing a yoga pose on a wooden deck. The woman is in the foreground, wearing a white long-sleeved top and dark leggings, with her arms raised and one leg bent. The man is behind her, wearing a dark blue t-shirt and dark shorts, also with his arms raised. They are on a wooden deck with a pond and high-rise buildings in the background. The scene is set during sunset or sunrise, with warm lighting. The text is overlaid on the left side of the image.

The newest chapter in the Athlon community brings eight dynamic residences: three lower-level buildings as well as five towers that are uniquely themed around different ways to move, play, create and connect. From high-energy pursuits to creative expression, skate parks to recovery zones, discover different ways to experience lifestyle-first design at Rise by Athlon.

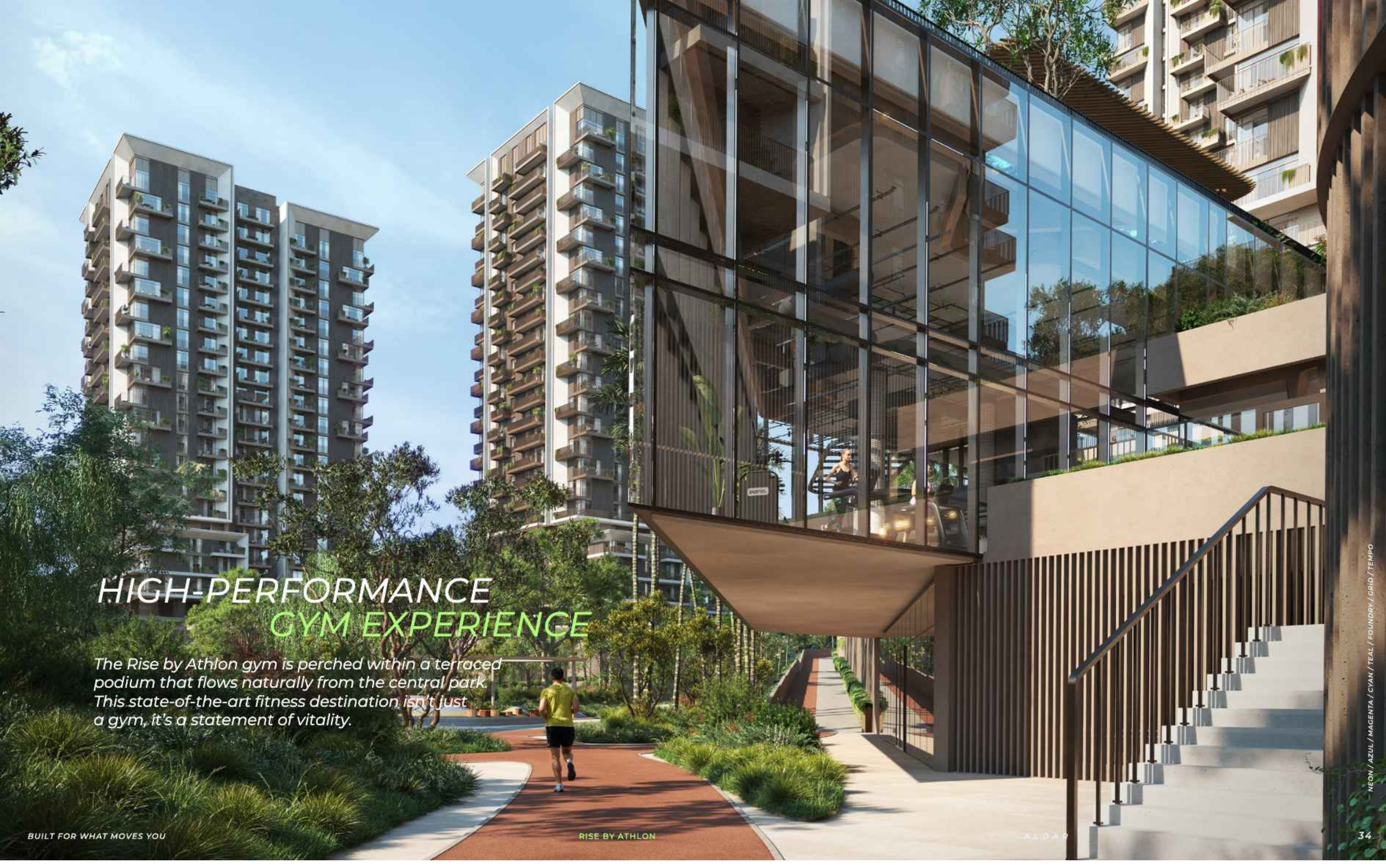


BUILT FOR WHAT MOVES YOU

*SPACIOUS HOMES FRAMED
BY LUSH GREEN VIEWS*



SPACES TO REENERGISE AND RECOVER
FROM LAPS TO LOUNGING

An architectural rendering of a modern urban development. In the foreground, a person in a yellow shirt and black shorts is jogging on a red running track that curves through a landscaped area with green grass and shrubs. To the right, a large, multi-story glass-walled building, identified as the Rise by Athlon gym, is perched on a terraced podium. The gym's interior is visible through the glass, showing people working out on treadmills. The podium has a series of wide, light-colored steps leading up to it, with a dark metal railing. In the background, several tall, modern residential towers with balconies and greenery are visible against a clear blue sky. The overall scene conveys a sense of active, healthy living in a modern urban environment.

HIGH-PERFORMANCE GYM EXPERIENCE

The Rise by Athlon gym 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.



CARDIO ZONE

RISE BY KIVILON

ALDAR

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



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
ED BY LEARNING | NEON
TUNED FOR PERFORMANCE |
| GRID
CONNECTION | TEMPO
CRAFTED FOR ENTERTAINMENT |

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

A woman wearing a black hijab and a teal long-sleeved athletic top is sitting in a wooden-framed ice bath. She has her eyes closed and her hands are pressed against her chest. The bath is filled with crushed ice. The background is a dark wood-paneled wall.

TOP EGYPTIAN
MARATHONER & MOUNTAINEER

MANAL ROSTOM

WHAT MOVES YOU?

"When the spaces around me are designed to help me stay motivated, it gives me a reason to show up every day. I have all the resources around me, so I put out my best energy. And most importantly, I get it back."



CYAN TOWER RECOVERY STUDIO

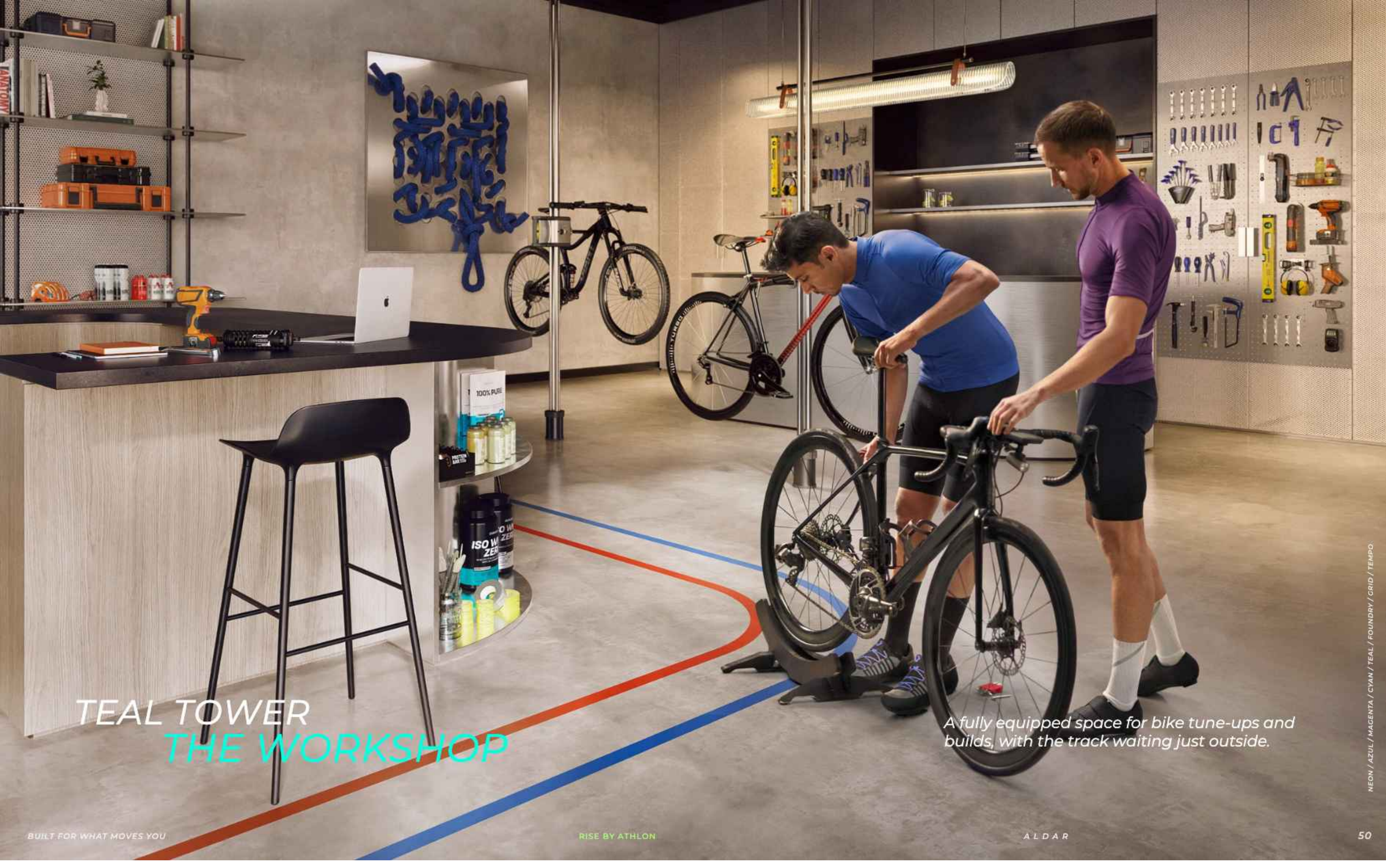
Cold plunge, sauna and guided recovery rituals deliver a head-to-toe reset.

NEON TOWER SOCIAL FITNESS HUB

At Neon's core, high-energy classes and performance zones keep you training at your best.

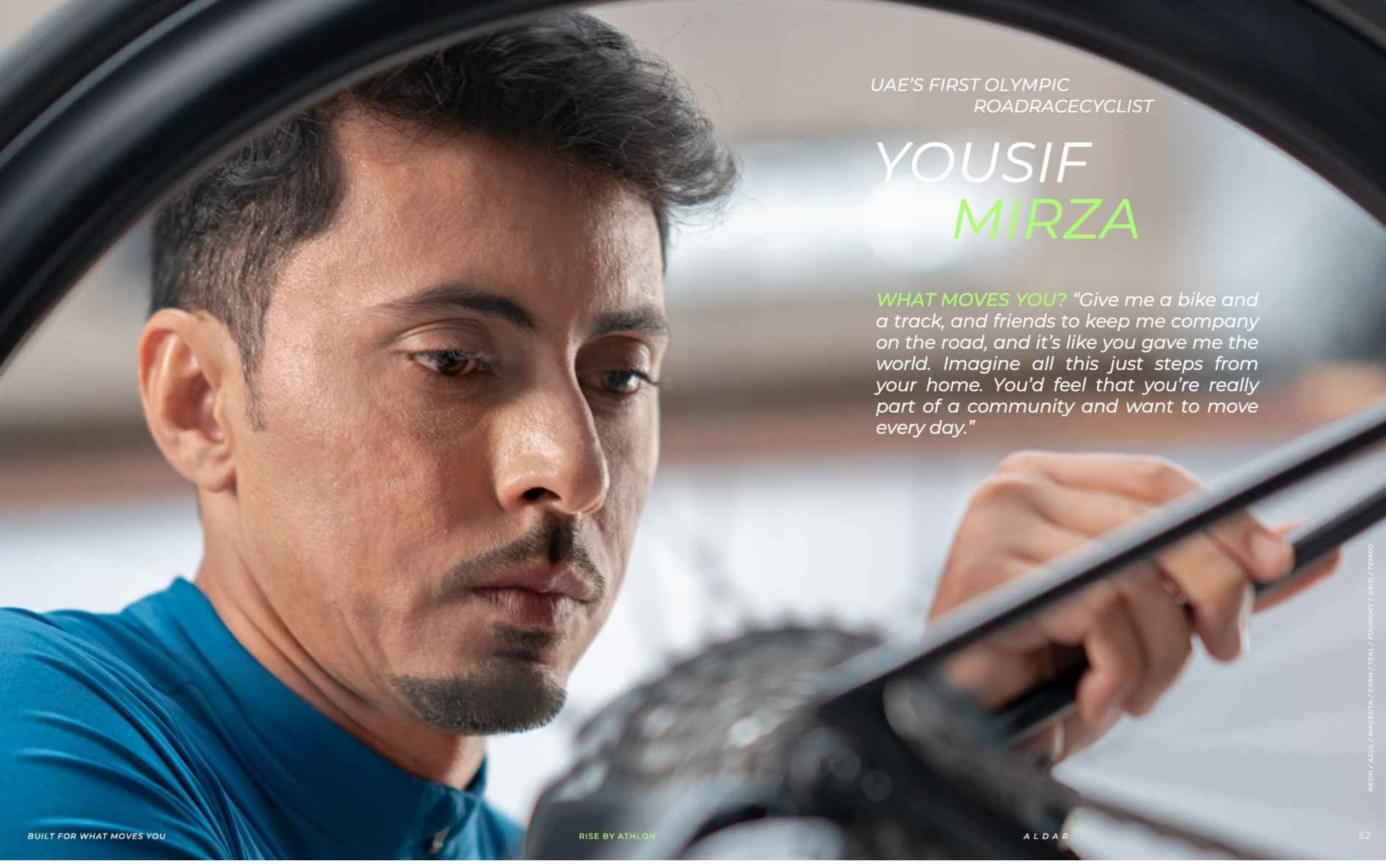
AZUL TOWER GAMES SIMULATOR

A next-gen simulator sparks friendly rivalry and fast-paced fun with friends.



TEAL TOWER
THE WORKSHOP

A fully equipped space for bike tune-ups and builds, with the track waiting just outside.



UAE'S FIRST OLYMPIC
ROADRACECYCLIST

YOUSIF MIRZA

WHAT MOVES YOU? "Give me a bike and a track, and friends to keep me company on the road, and it's like you gave me the world. Imagine all this just steps from your home. You'd feel that you're really part of a community and want to move every day."



MAGENTA TOWER RHYTHM ROOM

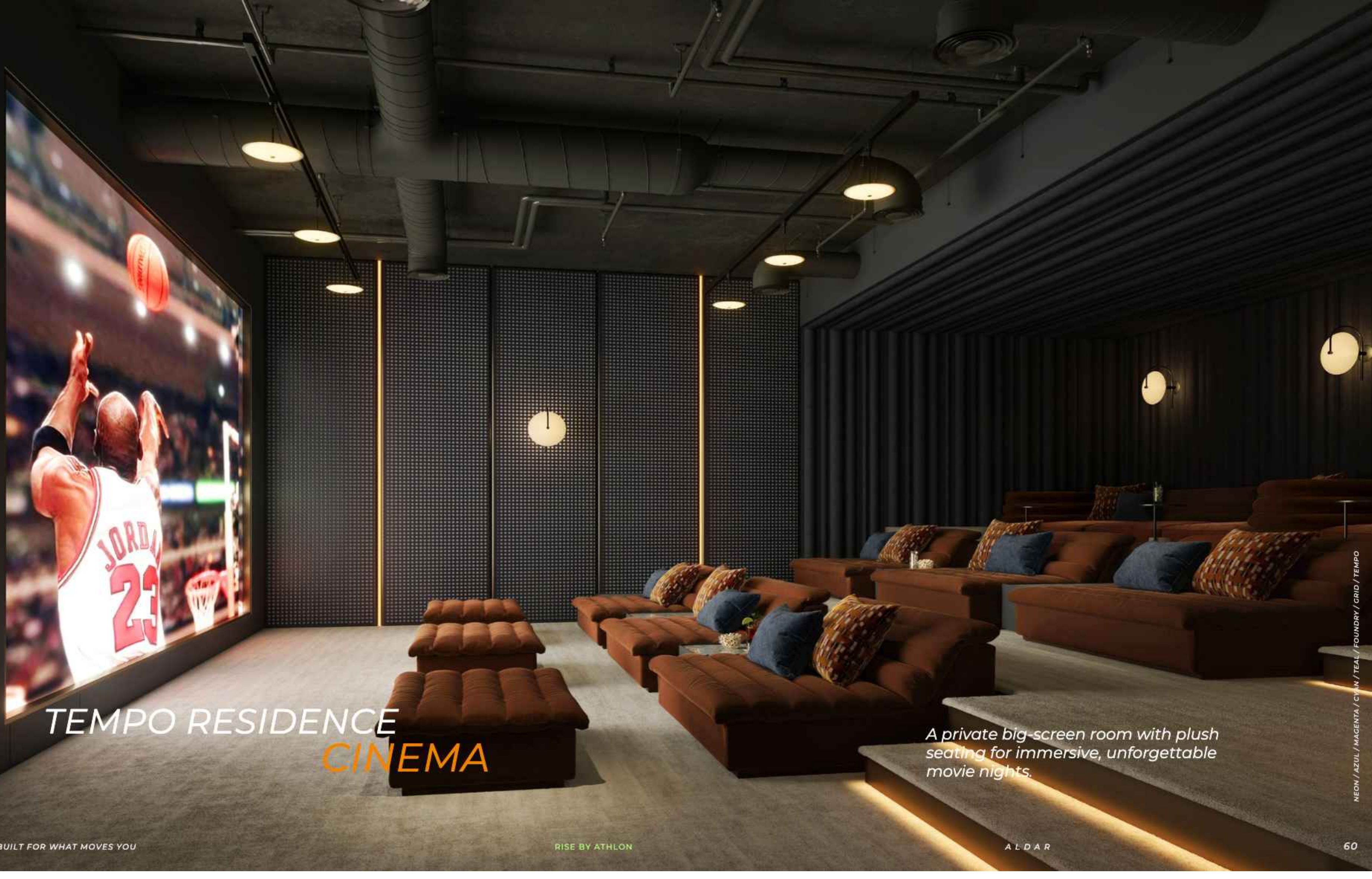
Your in-house sound studio to listen,
write, rehearse and jam.

FOUNDRY RESIDENCE
MIND & BODY LIBRARY

A quiet library of reading rooms
and study nooks for focus,
learning and mindfulness.

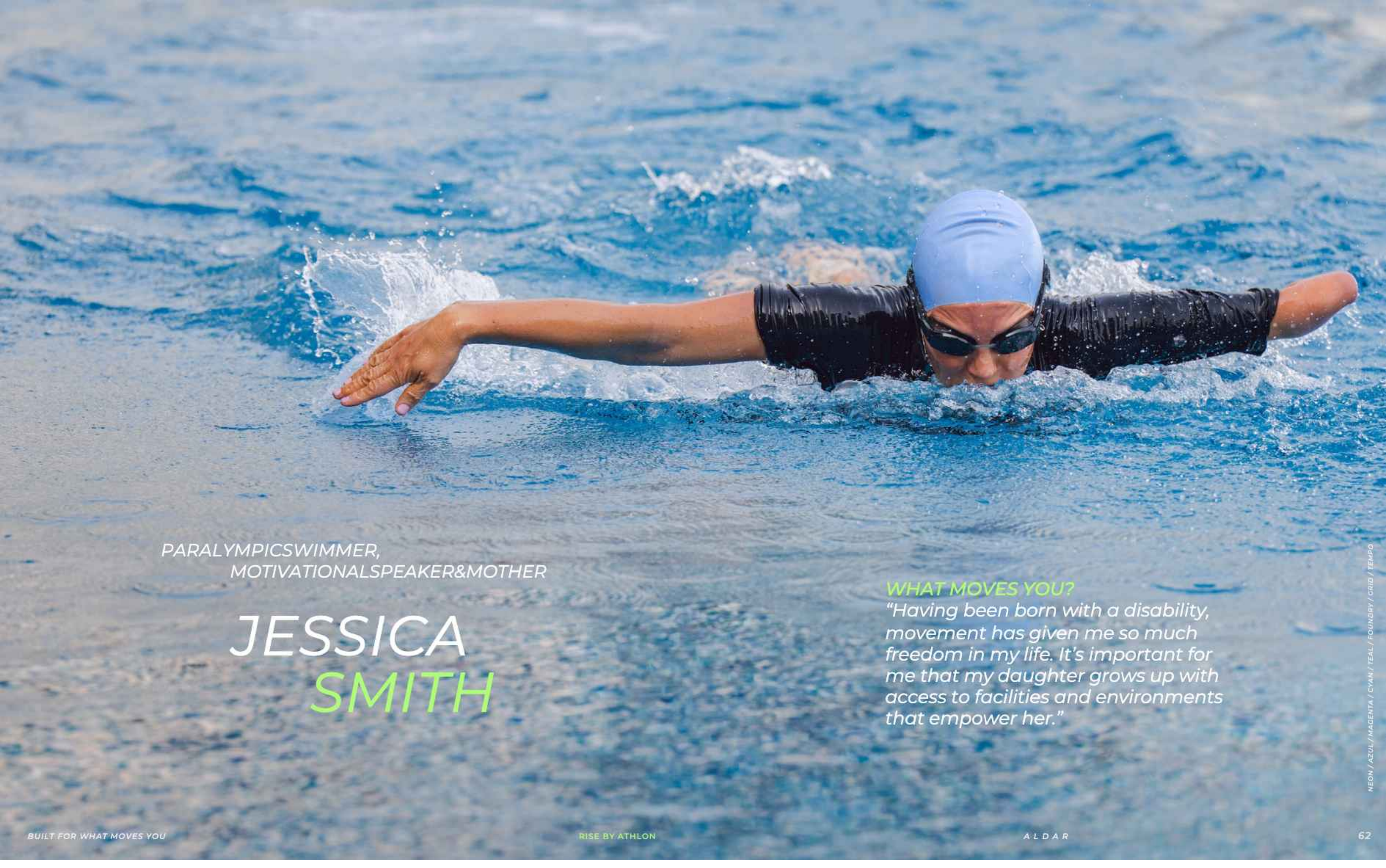
GRID RESIDENCE
SOCIAL FITNESS HUB

Interactive play zones, group games
and shared hangouts that bring
neighbours together.



TEMPO RESIDENCE CINEMA

A private big-screen room with plush seating for immersive, unforgettable movie nights.



PARALYMPICSWIMMER,
MOTIVATIONALSPEAKER&MOTHER

JESSICA SMITH

WHAT MOVES YOU?

"Having been born with a disability, movement has given me so much freedom in my life. It's important for me that my daughter grows up with access to facilities and environments that empower her."

AN ACTIVITY FOR EVERY PACE



Two distinct loops connect the towers, each designed to support long-term wellbeing. From the high-energy Active Loop with outdoor gyms, padel courts, pools and play areas—to the calming Recovery Loop with a mindfulness deck, yoga pavilion, nature trails and healing gardens, every space is mapped with purpose. Residents will also enjoy access to Athlon's exhilarating amenities, including the iconic clubhouse and dedicated cycling loop that seamlessly connects to Al Qudra's epic 86 km track.

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
-  CINEMA LAWN
-  MEDITATION DECK

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
-  STRETCHING ZONE
-  BBQ

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

HUNA (LUNCH/DINNER VOUCHER)

HOME AUTOMATION

MOVERS & PACKERS

EVERYDAY LIVING

DELIVERY SERVICES FROM COMMUNITY RETAILERS

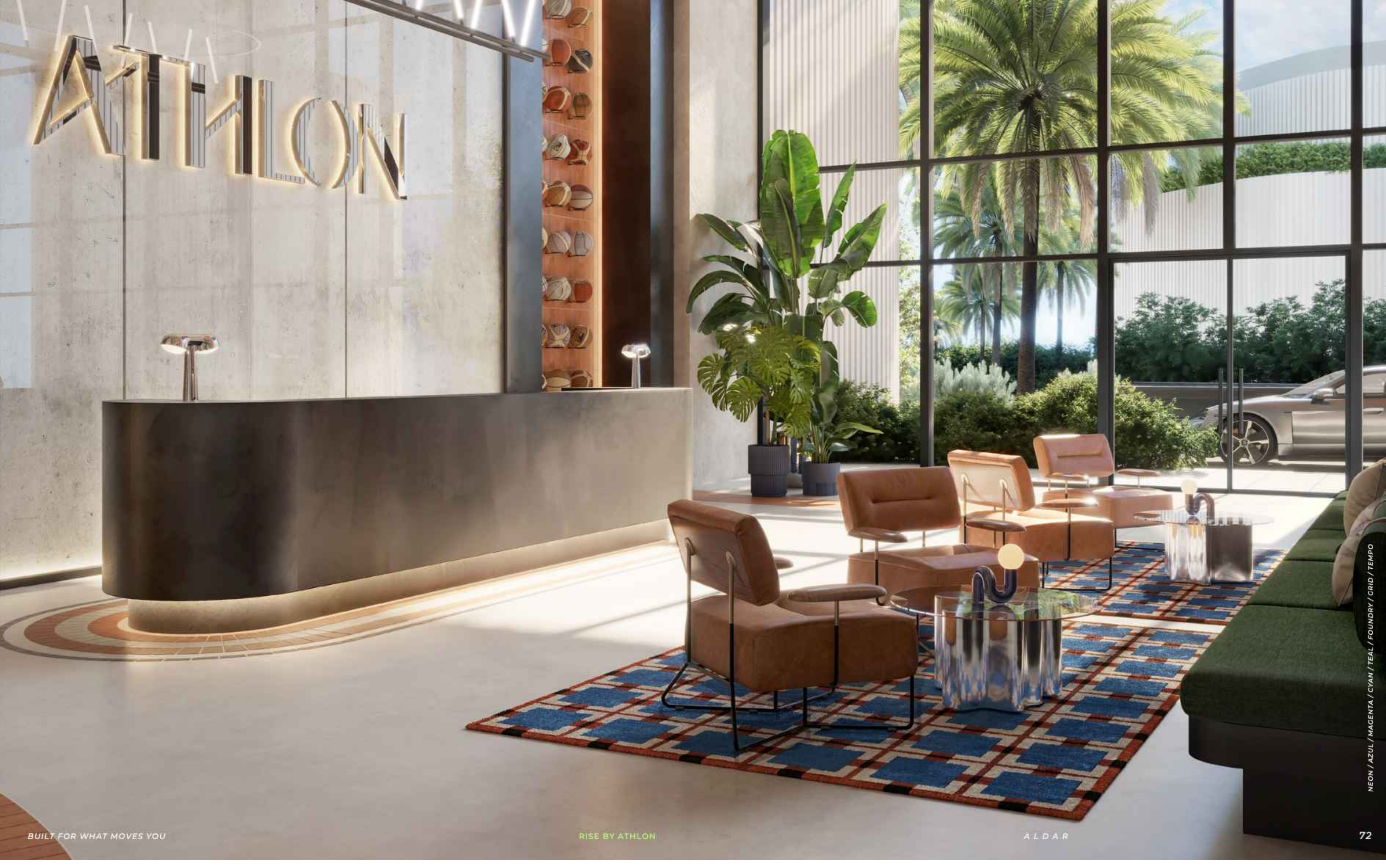
HOUSEKEEPING

CAR REPAIR SERVICES

PET CARE SERVICES

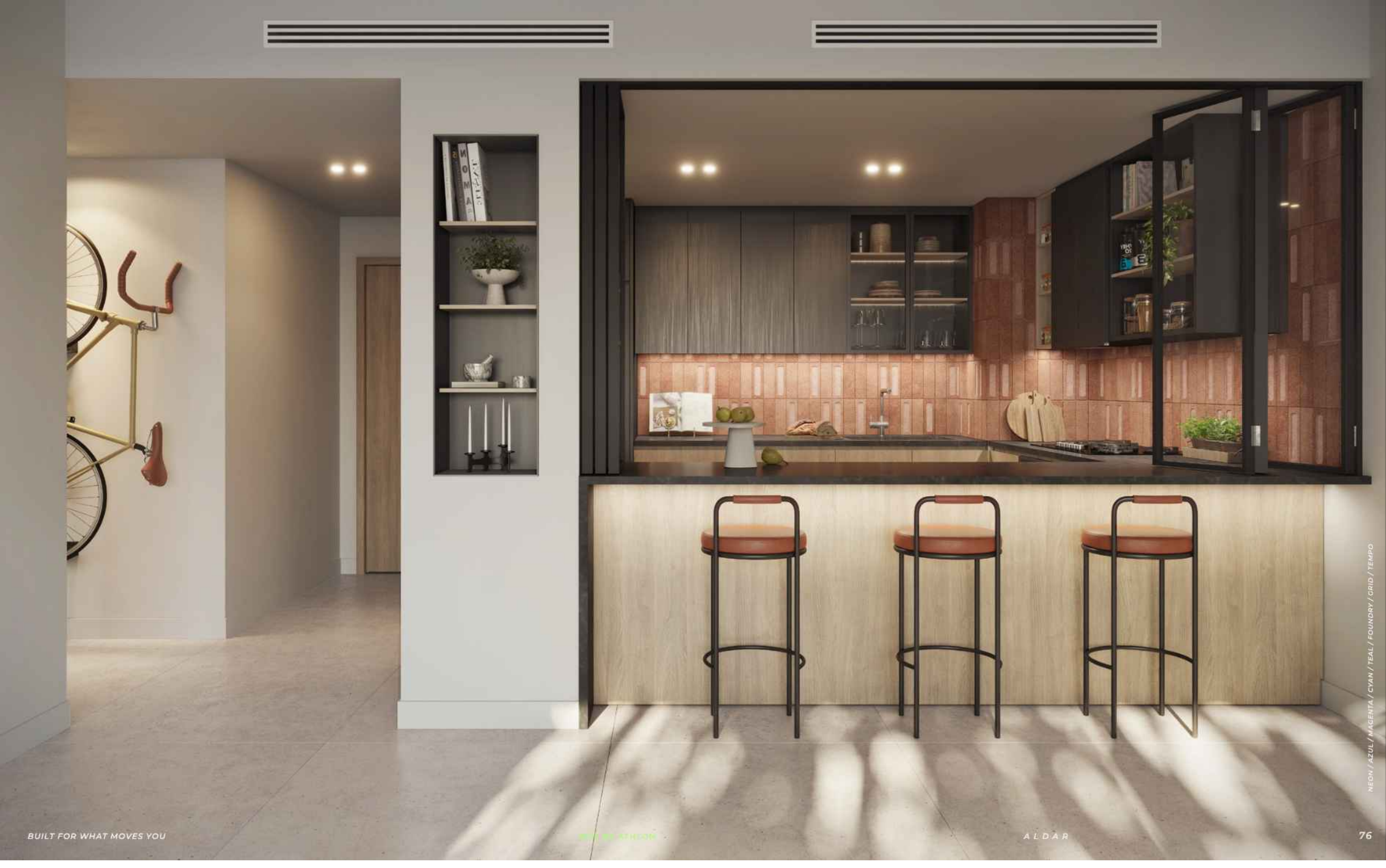
HOMES MADE FOR MOVEMENT

Athlon's stylish apartments are purposefully designed for dynamic living, with each tower oriented to maximise views and natural light. Every home offers effortless access to the building's unique lifestyle and amenities, connecting you to fitness, wellness, creativity or play just steps from your door.



PERFORMANCE IN
EVERY MATERIAL

At Rise by Athlon, design moves with you. Bold lines, cool timbers, warm terracotta—every material is chosen for performance and impact. While interiors are stylish, considered and built for active lives. Whether you're all energy or all about balance, choose from a light or dark palette to match your pace.



FINISHES



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



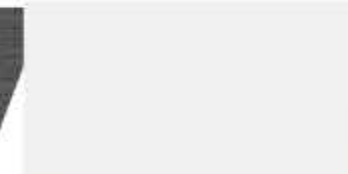
WARDROBES
LAMINATE



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

FIND YOUR FLOW

Choose from modern 1 to 3-bed apartments, designed with spacious layouts, exceptional views and thoughtful details that bring balance to daily life.

SUSTAINABLE LIVING

- 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
- LEED PLATINUM PRE-CERTIFIED
- FITWEL CERTIFIED

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

Designed responsibly and fitted with the latest sustainable features, your home will allow you to make a positive impact on the environment.

SET YOUR LIFE IN MOTION



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