أثلون
ATHLON

WELCOME TO **ACTIVE LIVING**

Introducing the first community in Dubai that makes movement a natural part of life. Developed around active design principles with wellbeing experts, 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 5 minutes from your next exhilarating activity.

PROPERTY DETAILS

TOTAL NO. OF UNITS
2692

PRICES START FROM
AED 2.8M

TYPES OF UNITS
3 TO 6-BED VILLAS & TOWNHOUSES

PAYMENT PLAN
60/40 PAYMENT PLAN
5% DEPOSIT

HANDOVER DATE
Q2, 2028

LOCATION

E611/D54 IN DUBAILAND

- 25 minutes from Dubai International Airport
- 30 minutes from Jumeirah Beach
- 30 minutes from the iconic Burj Khalifa

AMENITIES

- **RUN** — NATURE LOOP
- **PEDAL** — BIKE LOOP
- **STROLL** — PARKLIFE LOOP
- **LIFT** — GYM
- **BOOST** — FITNESS NODES
- **PUMP** — PUMP TRACK
- **SPLASH** — SPLASH PADS
- **DIP** — FAMILY POOL
- **LAP** — LAP POOL
- **PLAY** — PLAY PARK
- **SERVE** — PADEL COURT
- **MOVE** — MUGA COURT
- **DUNK** — BASKETBALL COURT
- **RALLY** — TABLE TENNIS
- **CLIMB** — ROCK CLIMBING
- **SKATE** — SKATE PARK
- **STRETCH** — YOGA PLATFORM
- **WATCH** — CINEMA LAWN
- **BREATHE** — MEDITATION DECK

À LA CARTE SERVICES

PRE MOVE IN/ HANDOVER

- Pre-qualified fitout contractors
- Landscaping, gardening, and pool design & build services
- Handover move-in add-on service: retail offering for furniture, electronics, white goods & curtains
- Huna (lunch/dinner voucher)
- Landscaping options
- Home automation
- Movers & packers

EVERYDAY LIVING

- Housekeeping
- Pet care services
- Car repair services
- Delivery services from community retailers

FAMILY & EDUCATIONAL CARE

- Tutoring programmes
- Workshops (adults & kids)
- Senior care & companionship programmes

HEALTH, WELLNESS & FITNESS

- Fitness & wellness classes (adults & kids)
- Nutritionist consultants
- Organic food & product delivery
- Wellness webinars & talks
- CPR & first aid training

SOCIAL & LIFESTYLE ENHANCEMENTS

- Discounts from local retailers

RESPONSIBLE & SUSTAINABLE LIVING

- Property leasing (short & long term)

SUSTAINABILITY FEATURES

- Certified Fitwel for community
- Pre-certified LEED Platinum for cities and communities
- Energy & water efficiency
- Generous green spaces
- Public transport
- Optimised HVAC system
- Native landscaping
- Shaded walkways & bikeways
- EV charging facilities
- Enhanced air quality
- Photovoltaic systems
- Water conservation systems
- Smart waste systems
- Local materials
- Sustainable construction
- Natural lighting
- Easy access to services

SMART COMMUNITY

- Smart irrigation
- Air quality monitoring
- Community access control
- Smart waste bins
- Noise monitoring & sound masking
- Integrated safety & security management
- Environmental monitoring for sports
- Digital amenities booking

*Price, payment, views and availability are indicative, they are subject to change.
**The above subject to be changed as per the master development approvals.
Terms & Conditions apply.

800 ALDAR | ALDAR.COM