



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**

HANDEOVER 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/ HANDEOVER

- 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.