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OFF PLAN

Athlon by Al Dar

Location: Dubailand, Dubai

Starting From: AED 2,800,000

Permit No: 2

Athlon by Al Dar

DEVELOPER	PROPERTY TYPE	HANDOVER	PAYMENT PLAN	STATUS
Aldar	**Townhouses & Villas**	**Q2 2028**	**50/50**	**Off Plan**

ABOUT THE PROJECT

Athlon by Aldar is a landmark master-planned residential community in Dubailand, created around the concept of active living and designed to make movement, wellness and outdoor recreation a natural part of everyday life. Developed by Aldar Properties in partnership with Dubai Holding, Athlon introduces a distinctive lifestyle proposition centred on landscaped parks, interconnected walking and cycling routes, sports facilities and thoughtfully designed family residences.

Located in **Wadi Al Safa 5, Dubailand**, close to Global Village, the community offers a collection of premium **3 to 6-bedroom townhouses and villas** surrounded by extensive greenery and recreational infrastructure. The original Athlon masterplan comprises **1,492 residences**, ranging from 3 and 4-bedroom townhouses to 3–5 bedroom villas and larger 4–6 bedroom premium villas.

Residences range from approximately **2,278 sq. ft. to 9,207 sq. ft.**, creating a diverse selection of homes for families with different space and lifestyle requirements. The larger premium villas provide expansive living environments designed for buyers seeking greater privacy, generous entertaining spaces and substantial indoor and outdoor areas.

Athlon's architecture is designed to complement the community's wellness-focused philosophy. Homes feature contemporary façades, large windows and carefully planned interiors that maximise natural light and create a strong connection between indoor living areas and landscaped outdoor spaces. The use of natural colours and materials reinforces the development's relaxed, modern aesthetic.

What distinguishes Athlon from conventional villa communities is its emphasis on **movement and active design**. The masterplan was developed with wellbeing experts to encourage residents to walk, cycle, exercise and spend more time outdoors as part of their daily routines. Aldar states that residents are positioned within approximately five minutes of an activity destination throughout the community.

At the heart of Athlon is a major **Central Park**, complemented by four dedicated activity parks distributed throughout the community. These spaces provide environments for recreation, fitness, relaxation and social interaction, helping create a neighbourhood where outdoor activity is integrated into everyday family life.

The community incorporates interconnected **walking and cycling loops**, providing residents with dedicated routes for running, cycling and recreational movement. These routes connect homes with parks, amenities and social spaces, reducing reliance on vehicles for short journeys within the development.

Athlon's amenities extend beyond conventional sports facilities. Residents can enjoy a comprehensive lifestyle offering that includes a **gym, yoga facilities, swimming and wellness spaces, jacuzzi, sauna, massage rooms, children's play areas, cafés and social spaces**, alongside extensive outdoor recreational infrastructure.

Sustainability is another important component of the development. Athlon incorporates energy-efficient and water-saving fixtures, electric vehicle charging facilities, smart waste systems and environmentally responsible construction practices. The masterplan achieved **LEED Platinum pre-certification for community planning and design**, reinforcing its positioning as a sustainability-focused residential destination.

The location provides convenient connectivity to established and emerging areas of Dubai. Positioned close to **Global Village** and major road networks, Athlon offers straightforward access to destinations across Dubailand while remaining connected to central Dubai, business districts, schools, leisure attractions and Dubai International Airport.

For families, Athlon combines the privacy and space of villa living with the benefits of an amenity-rich master community. Landscaped environments, dedicated children's facilities, recreational parks and pedestrian-oriented infrastructure create a residential setting designed around long-term family living rather than simply providing standalone villas.

From an investment perspective, Athlon benefits from the strength of the **Aldar Properties brand**, the developer's partnership with Dubai Holding, its large-scale masterplan and a differentiated wellness-focused concept. Its positioning within Dubailand also places it within one of Dubai's major long-term residential growth corridors.

The limited availability of large family villas within highly amenitised communities may support the project's long-term appeal, particularly among residents looking for alternatives to established villa destinations such as Arabian Ranches, Tilal Al Ghaf and Dubai Hills Estate.

Athlon has subsequently expanded with additional residential concepts, including **Rise by Athlon**, which introduces apartments into the wider community. The original Athlon villa and townhouse collection,

however, remains centred on spacious 3 to 6-bedroom family homes and should be treated separately from the later apartment releases. Aldar describes Rise as the final phase of the community, comprising approximately 1,200 apartments across eight buildings.

Why Buy Athlon Through A1 Properties?
Buying a property at **Athlon through A1 Properties** gives clients access to experienced Dubai real estate advisors who can compare available townhouses and villas according to exact square footage, plot size, location within the masterplan, park proximity, orientation, layout and price per square foot.

With **{YEARS_IN_MARKET} years in the market**, A1 Properties combines extensive knowledge of Dubai's villa market with personalised guidance to help buyers evaluate Athlon against other premium family communities across Dubailand and the wider Dubai market.

For investors, our advisors can assess entry pricing, community positioning, supply, rental demand and potential long-term capital appreciation. For end-users, property selection can focus on family requirements, bedroom configuration, built-up area, plot size, outdoor space and proximity to parks and community amenities.

A1 Properties provides end-to-end assistance throughout the property journey, from property selection and negotiation to documentation, financing, ownership transfer, leasing and future resale.

Whether you are buying, selling, renting, or investing, our expert advisors are ready to help you find the right opportunity.

PAYMENT PLAN

20%	30%	50%
Down Payment	During Construction	On Handover

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