

RISE

BY ATHILON

MAGENTA



Rise by Athlon unveils its final tower.
An exclusive chance to be part of Dubai's
first active living community, where training,
recovery and connection are built into
everyday life.

Introducing Magenta Tower.
Designed for movement and balance.

THE LAST HOMES UNVEILED AT DUBAI'S MOST ACTIVE ADDRESS



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.

CENTRAL BY DESIGN

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.



RISE
BY ATHLON
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JEBEL ALI FREEZONE

BUILT FOR WHAT MOVES YOU

EXPO CITY DUBAI

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An architectural rendering of a modern, curved building with a glass facade and a wooden slat roof. The building is illuminated from within, showing a bright interior with bicycles and people. A wavy, pinkish-purple bridge or walkway extends from the left side of the building. The surrounding landscape is lush with greenery, palm trees, and a winding path. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall scene is vibrant and modern.

ATHLON

BUILT FOR WHAT MOVES YOU

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

RISE BY ATHLON

ALDAR

4.6KM

TRAIL-RUNNING LOOP

3.7KM

CYCLING LOOP

2.2KM

FAMILY-FRIENDLY LOOP

7

CLUBHOUSES

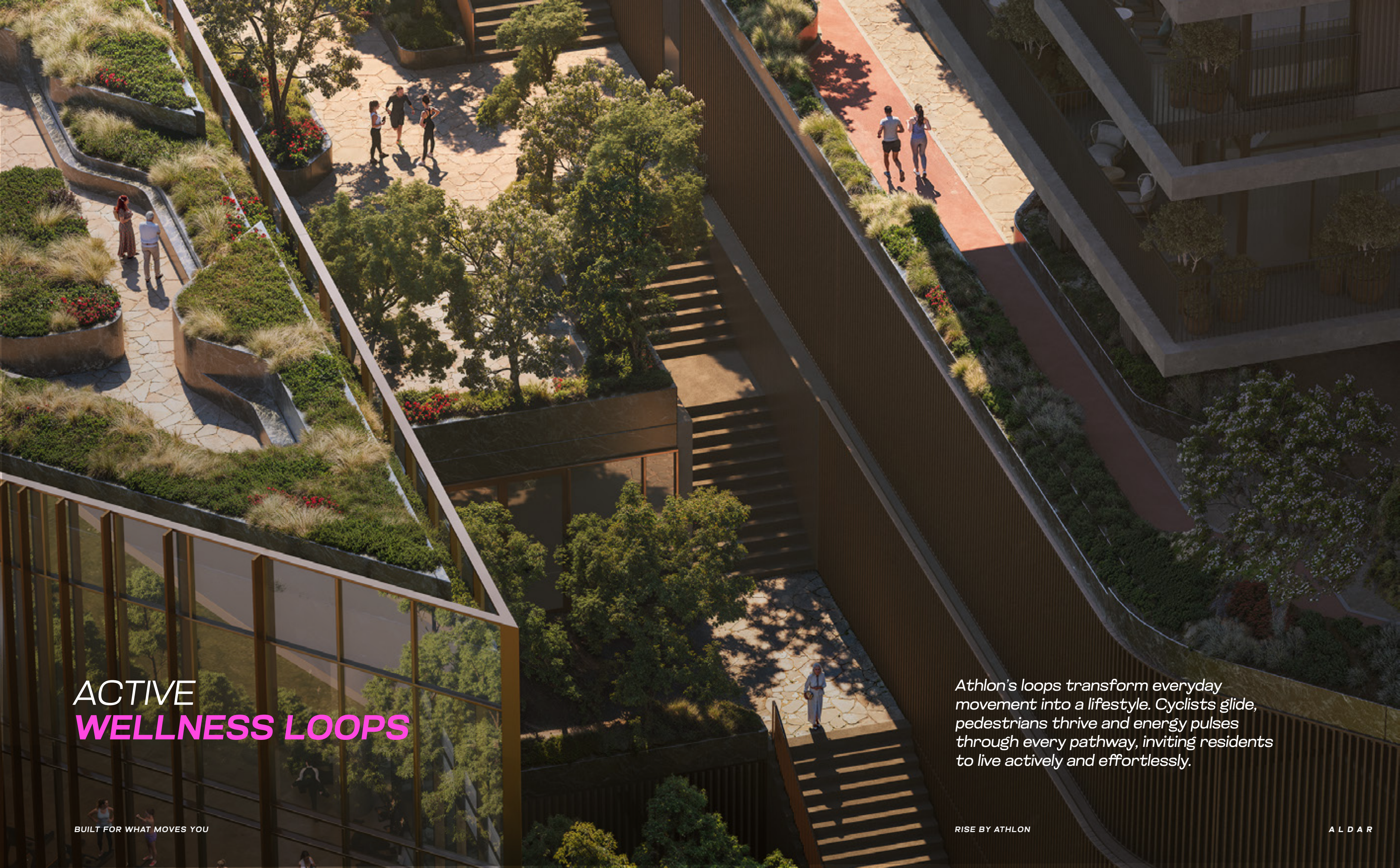
PURPOSEFULLY
DESIGNED TO MOVE YOU

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.



ACTIVE WELLNESS LOOPS

BUILT FOR WHAT MOVES YOU

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.

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ATHLON MASTERPLAN

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INTRODUCING

RISE

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Following a successful launch, Rise by Athlon unveils its last tower, part of a community of eight dynamic residences: three lower-level buildings and five towers. The Magenta Tower is designed around movement and well-being, with seamless access to the Social Fitness Hub, healing gardens and recovery studios. It is a place where daily life supports every pace and moment.



BUILT FOR WHAT MOVES YOU

BUILT FOR WHAT MOVES YOU

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*SPACIOUS HOMES FRAMED
BY LUSH GREEN VIEWS*

BUILT FOR WHAT MOVES YOU

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ALDAR



SPACES TO REENERGISE AND RECOVER **FROM LAPS TO LOUNGING**

BUILT FOR WHAT MOVES YOU

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The image is a high-quality architectural rendering of a modern residential and recreational complex. The central focus is a multi-story building with a prominent glass-walled gym on a terraced podium. The gym's interior is visible, showing people exercising on treadmills. The podium is integrated into a series of terraces that flow naturally from a central park area, which is filled with lush green trees. In the background, several other high-rise apartment buildings with balconies and greenery are visible against a clear blue sky. The overall aesthetic is clean, modern, and emphasizes a connection to nature.

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.



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 ice bath is filled with crushed ice. The background consists of vertical wooden slats.

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.”



RECOVERY STUDIO

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



SOCIAL FITNESS HUB

BUILT FOR WHAT MOVES YOU

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

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GAMES SIMULATOR

BUILT FOR WHAT MOVES YOU

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

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THE WORKSHOP

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

UAE'S FIRST OLYMPIC ROAD RACE CYCLIST
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."

RHYTHM ROOM

BUILT FOR WHAT MOVES YOU

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

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MIND & BODY LIBRARY

BUILT FOR WHAT MOVES YOU

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

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SOCIAL FITNESS HUB

BUILT FOR WHAT MOVES YOU

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

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CINEMA

BUILT FOR WHAT MOVES YOU

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

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PARALYMPIC SWIMMER,
MOTIVATIONAL SPEAKER & 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

BUILT FOR WHAT MOVES YOU

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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 angled 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.



ATHLON

PERFORMANCE IN
EVERY MATERIAL

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR



BUILT FOR WHAT MOVES YOU

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.

RISE BY ATHLON

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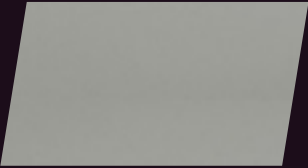
FINISHES



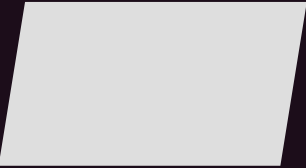
KITCHEN COUNTERTOPS
& BATHROOM LEDGE
PORCELAIN TILE



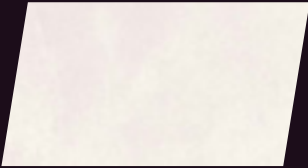
KITCHEN UPPER CABINETS
METAL EFFECT LAMINATE



KITCHEN FEATURE CABINET
BLACK TINTED GLASS



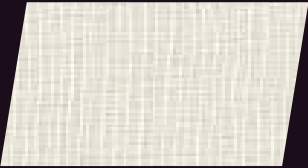
BATHROOM MIRROR
CLEAR MIRROR



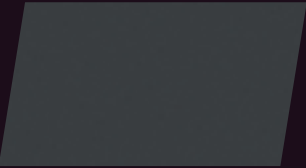
GENERAL FLOOR
PORCELAIN FLOOR TILE



MAIN DOOR, INTERNAL
DOORS, KITCHEN LOW
CABINETS & SHELVING
TIMBER EFFECT LAMINATE



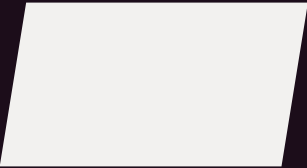
WARDROBES
LAMINATE



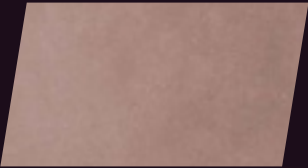
WARDROBES ACCENT
LAMINATE



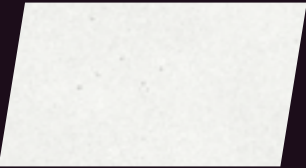
SANITARYWARE METAL
GREY



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.

FLOOR PLANS



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

1 BEDROOM
LOW RISE



2 BEDROOM & MAID
LOW RISE



2 BEDROOM
LOW RISE STANDARD



3 BEDROOM
LOW RISE STANDARD



1 BEDROOM TOWER
TYPE A



1 BEDROOM TOWER

TYPE B



1 BEDROOM TOWER
TYPE C



2 BEDROOM TOWER

TYPE A

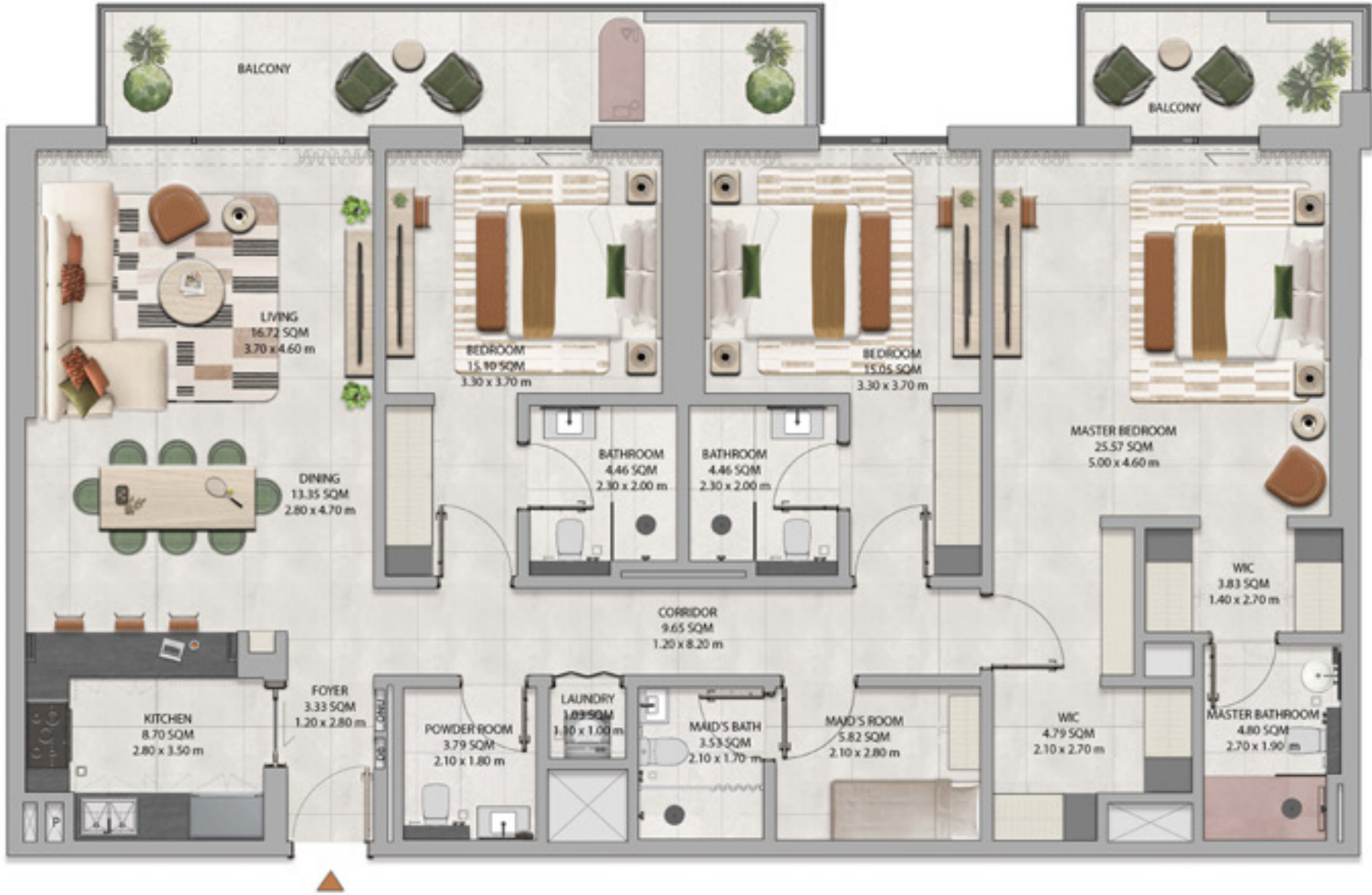


2 BEDROOM TOWER
TYPE B



3 BEDROOM TOWER

STANDARD



3 BEDROOM TERRACE



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

BUILT FOR WHAT MOVES YOU

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