

RISE
BY ATHLON
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

BUILT FOR WHAT MOVES YOU



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.

RISE BY ATHLON

AL D A R

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
MAGENTA

JEBEL ALI FREEZONE

BUILT FOR WHAT MOVES YOU

EXPO CITY DUBAI

RISE BY ATHLON

AL DAR



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

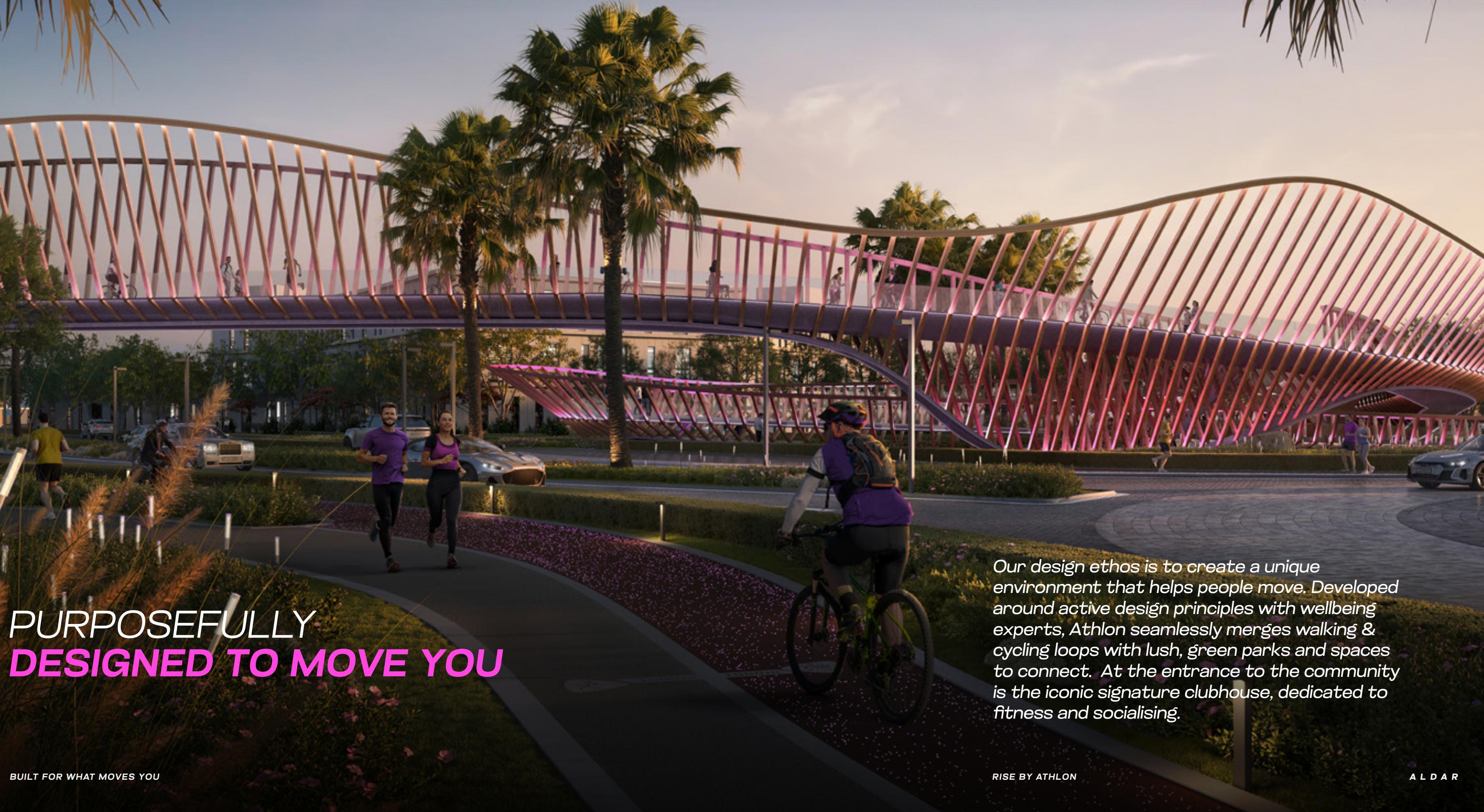
CYCLING LOOP

2.2KM

FAMILY-FRIENDLY LOOP

7

CLUBHOUSES



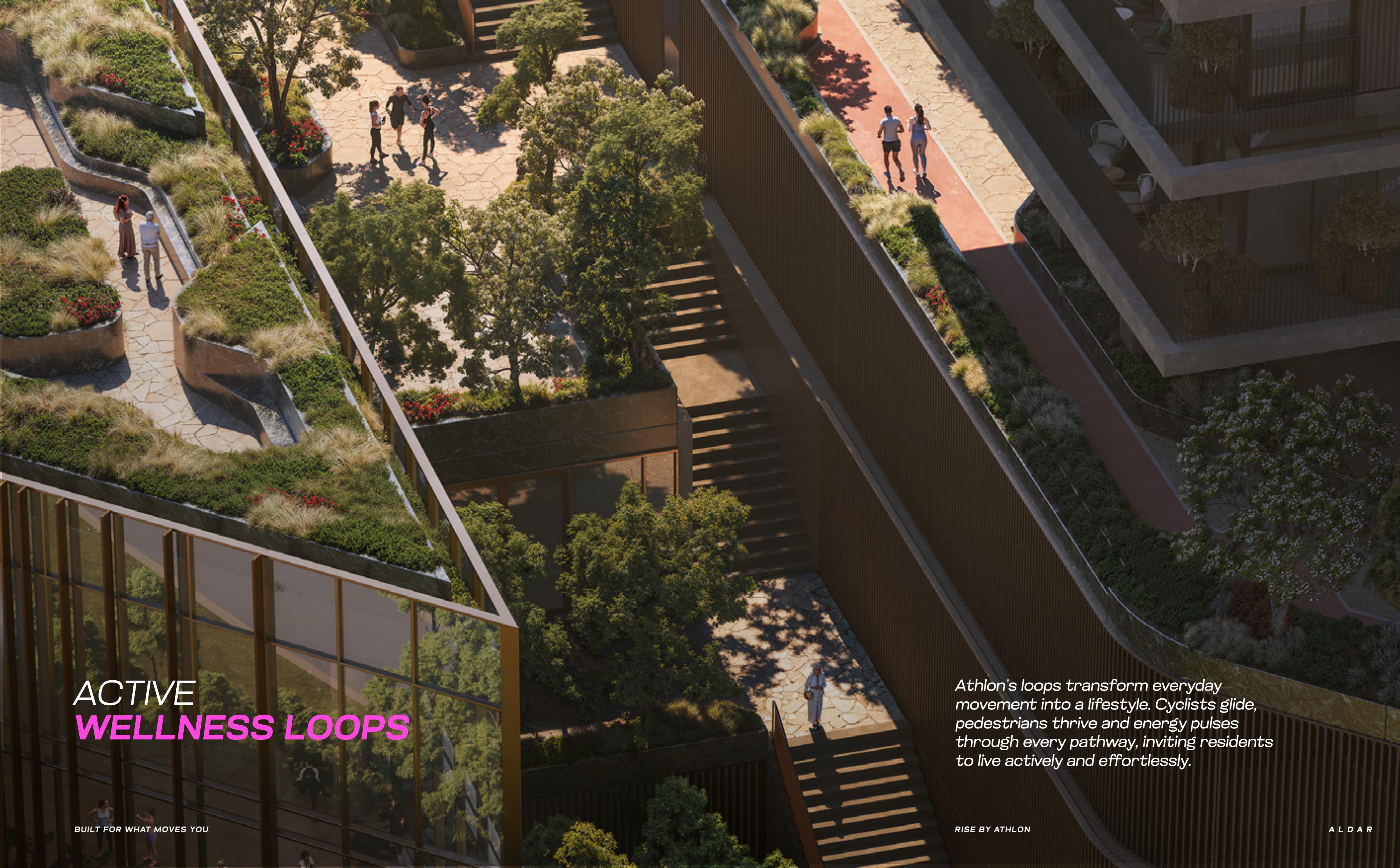
**PURPOSEFULLY
DESIGNED TO MOVE YOU**

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.

RISE BY ATHLON

ALDAR



ATHLON MASTERPLAN

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

INTRODUCING

RISE

BY ATHLON

MAGENTA

BUILT FOR WHAT MOVES YOU



RISE BY ATHLON

ALDAR



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**



SPACIOUS HOMES FRAMED
BY LUSH GREEN VIEWS



SPACES TO REENERGISE AND RECOVER
FROM LAPS TO LOUNGING



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.



BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR



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

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



GAMES SIMULATOR

BUILT FOR WHAT MOVES YOU



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

RISE BY ATHLON

AL D A R

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

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



MIND & BODY LIBRARY

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



SOCIAL FITNESS HUB

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



CINEMA

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



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





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/HANOVER

PRE-QUALIFIED FITOUT CONTRACTORS

DESIGN & BUILD SERVICES

HANOVER 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.





PERFORMANCE IN
EVERY MATERIAL

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR



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.



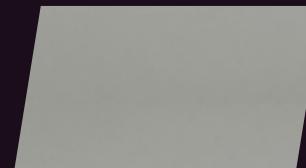
FINISHES



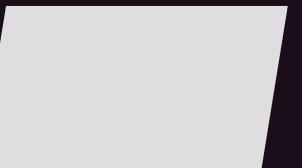
KITCHEN COUNTERTOPS
& BATHROOM LEDGE
PORCELAIN TILE



KITCHEN UPPER CABINETS
METAL EFFECT LAMINATE



KITCHEN FEATURE CABINET
BLACK TINTED GLASS



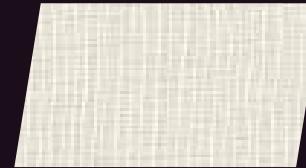
BATHROOM MIRROR
CLEAR MIRROR



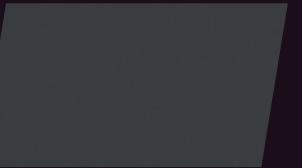
GENERAL FLOOR
PORCELAIN FLOOR TILE



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



WARDROBES
LAMINATE



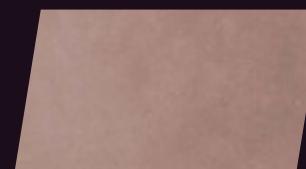
WARDROBES ACCENT
LAMINATE



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.

FLOOR PLANS



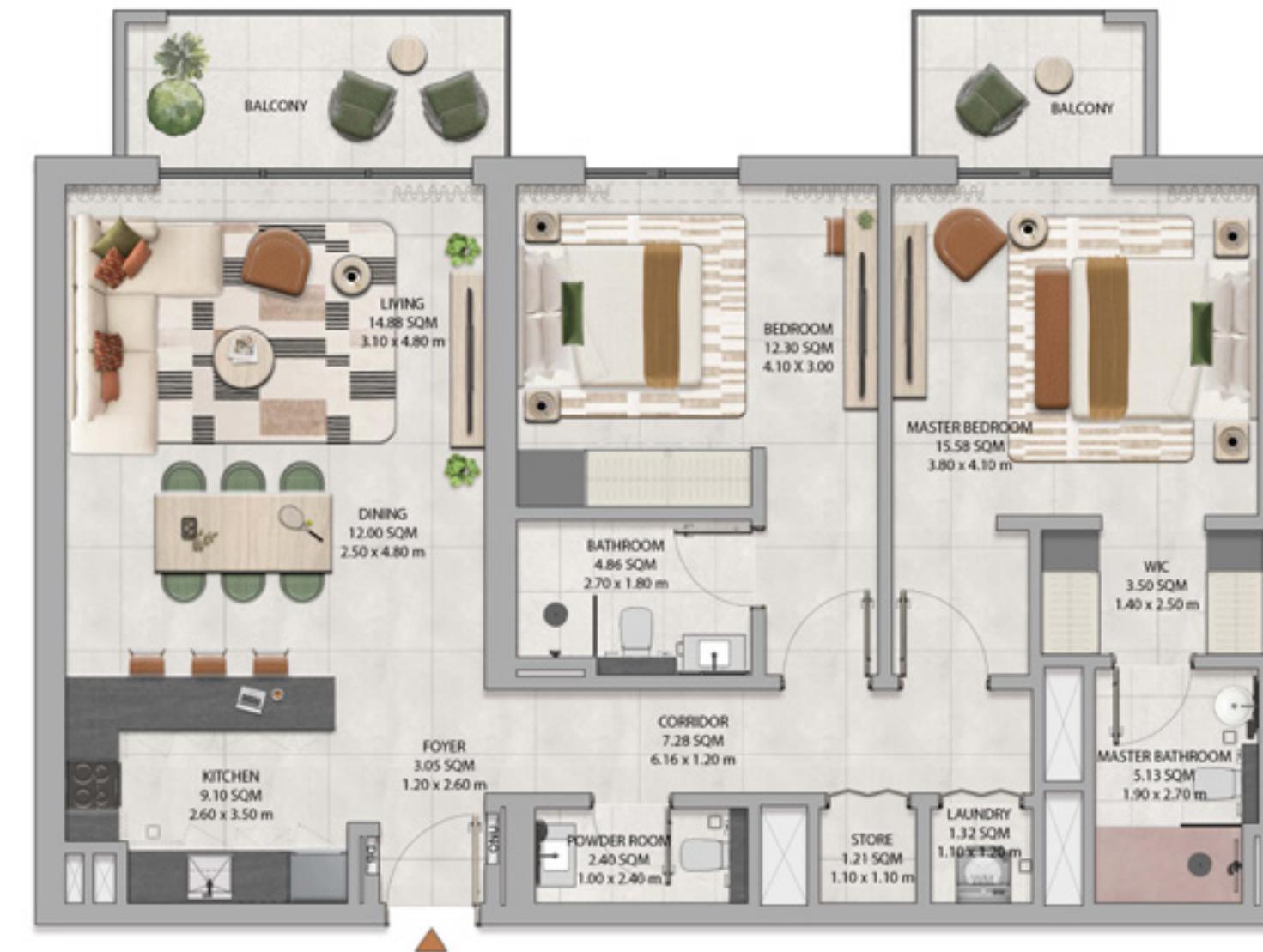
1 BEDROOM LOW RISE



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





SET YOUR LIFE
IN MOTION

BUILT FOR WHAT MOVES YOU

RISE BY ATHLON

ALDAR

