

OLYMPUS



HANDBOOK

MASTERPIECE RISES AGAIN

412 APARTMENTS IN A SINGLE TOWER

9.9 Lakh Sq Ft | 32 Floors | Infinite Reasons

ABOUT HiLITE BUILDERS

HiLITE Builders Pvt Ltd, one of South India's most trusted builders, has been developing residential spaces, shopping malls and office spaces for over 2 decades, earning the confidence of customers everywhere. Since the inception in 2003, HiLITE Builders has been synonymous with quality and innovation. Over the years, the company has built their reputation and business based on these qualities. HiLITE Builders is one of the major names in the residential sector, with their top-notch apartment projects HiLITE Metromax, HiLITE Residency, HiLITE Olympus and several others. A few of the company's best projects include Focus Mall, Kerala's first shopping mall, HiLITE Mall Calicut, one of the largest malls in Kerala, HiLITE City, one of South India's largest mixed-use developments, HiLITE Business Park, a futuristic office space centre and so on. Such is the craftsmanship and perfection of HiLITE Builders that every project of theirs becomes a sensation, a benchmark of success.

01.



A SEQUEL
TO THE OPULENT
OLYMPUS

*Photos and images are indicative only



HiLITE Olympus, the magnum opus of Calicut, now welcomes its grand sequel—Olympus II. Together, these twin masterpieces will redefine luxury and elegance within HiLITE City, standing as a timeless benchmark of abundance.

Olympus II introduces 412 premium apartments, ranging from 934 sq ft to 2,733 sq ft, thoughtfully designed to offer unparalleled comfort. Every floor is designed to accommodate 12-16 apartments setting a new standard in spacious living.

Prioritizing convenience and leisure, Olympus II features over 100+ world-class amenities, catering to diverse lifestyles. A highlight is its 30,000+ sq ft recreation floor, an expansive terrace designed for relaxation and entertainment. Additionally, Blissbase, a floor spanning 13,000+ sq ft offers space for various amenities.

At HiLITE Olympus, residents need not step outside for entertainment and relaxation—the ultimate luxury experience awaits just beyond their doorstep.



Masterpiece Rises Again



RERA REG NO:
K-RERA/PRJ/KKD/110/2022
www.rera.kerala.gov.in



RERA REG NO:
K-RERA/PRJ/KKD/019/2025
www.rera.kerala.gov.in

*Photos and images are indicative only

PROJECT DETAILS

02.

Location

HiLITE City, Calicut

Total Built-up Area

9,92,600 Sq Ft

Area of Land

3.78 acres

No. of Floors

3 Basement Floors + Ground Floor +
26 Floors + Service Floor + Recreation Floor

Total no. of Apartments

412 Apartments

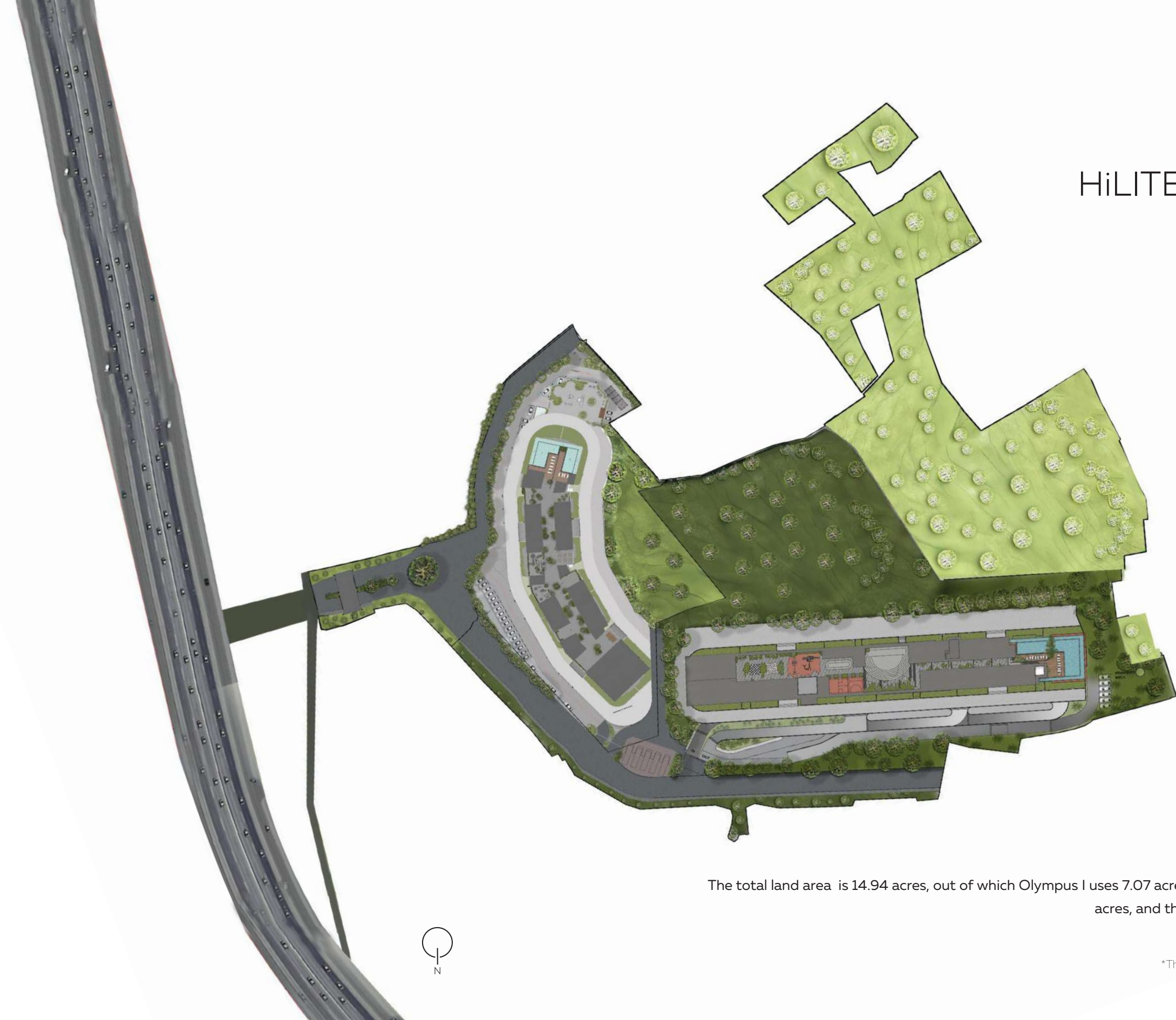
No. of Apartments on one floor

Max. 16 Apartments

SITE PLAN
HiLITE OLYMPUS

PLAN DETAILS

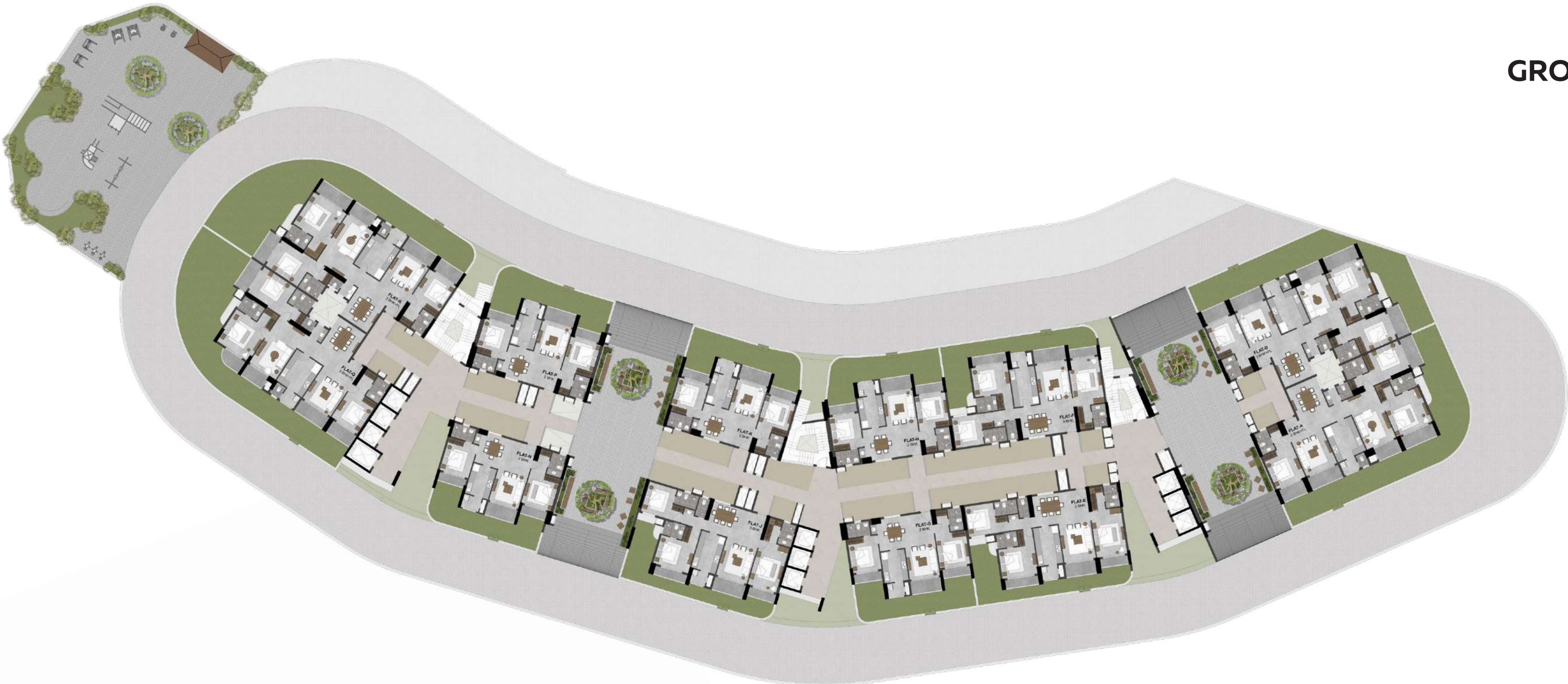
03.



The total land area is 14.94 acres, out of which Olympus I uses 7.07 acres and Olympus II uses 3.78 acres, and the rest for future expansion.

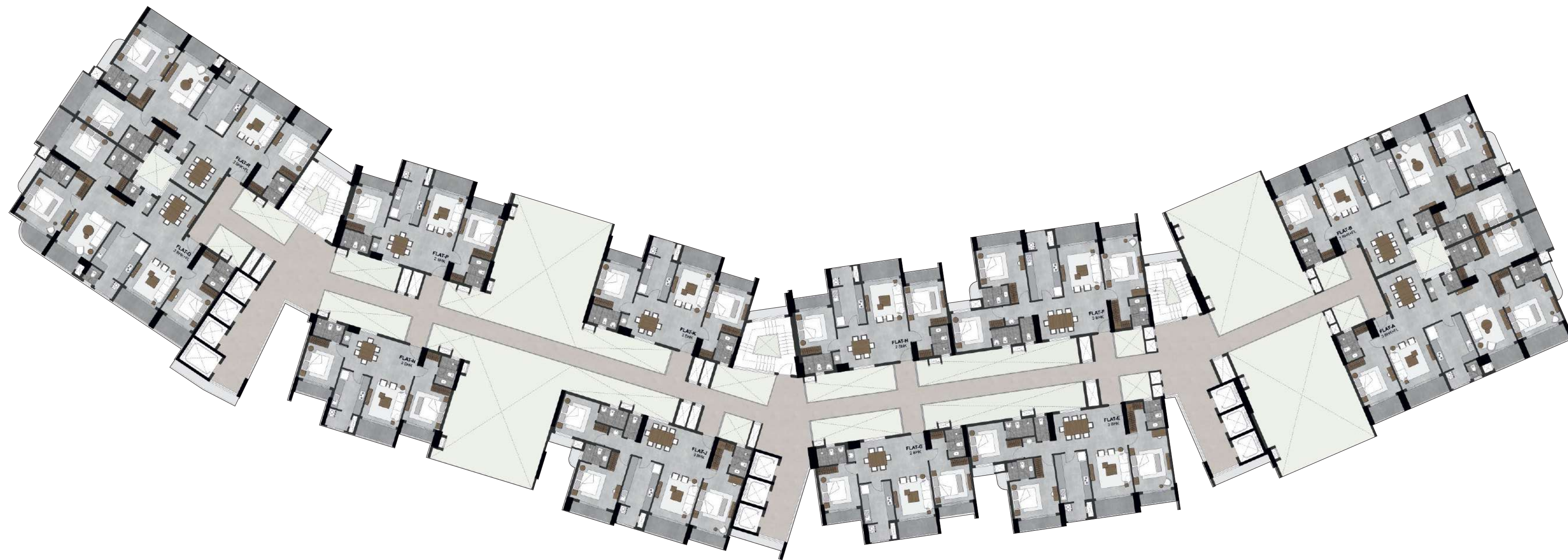
*The site plan is for illustrative purpose

GROUND FLOOR



All dimensions are in centimeters. Dimensions may vary slightly during construction.

1st FLOOR



All dimensions are in centimeters. Dimensions may vary slightly during construction.



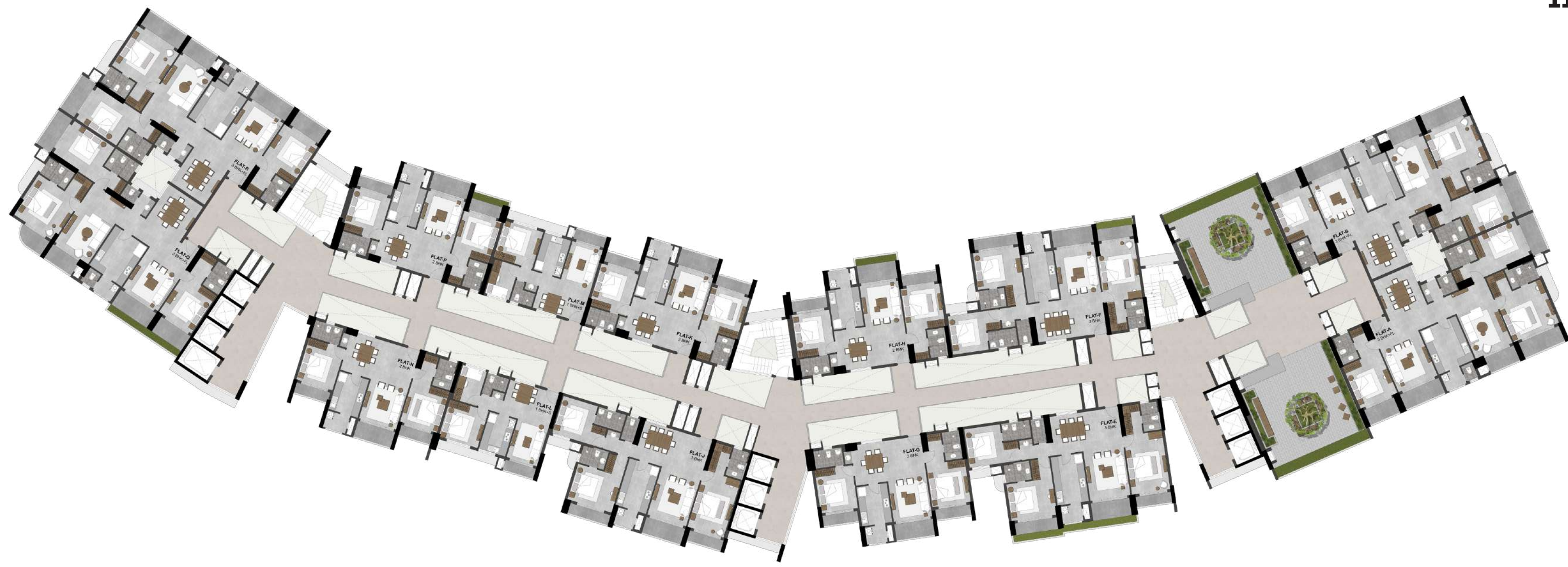
TYPICAL FLOOR



All dimensions are in centimeters. Dimensions may vary slightly during construction.



11th & 22nd FLOOR



All dimensions are in centimeters. Dimensions may vary slightly during construction.



17th FLOOR



All dimensions are in centimeters. Dimensions may vary slightly during construction.



RECREATION FLOOR TERRACE

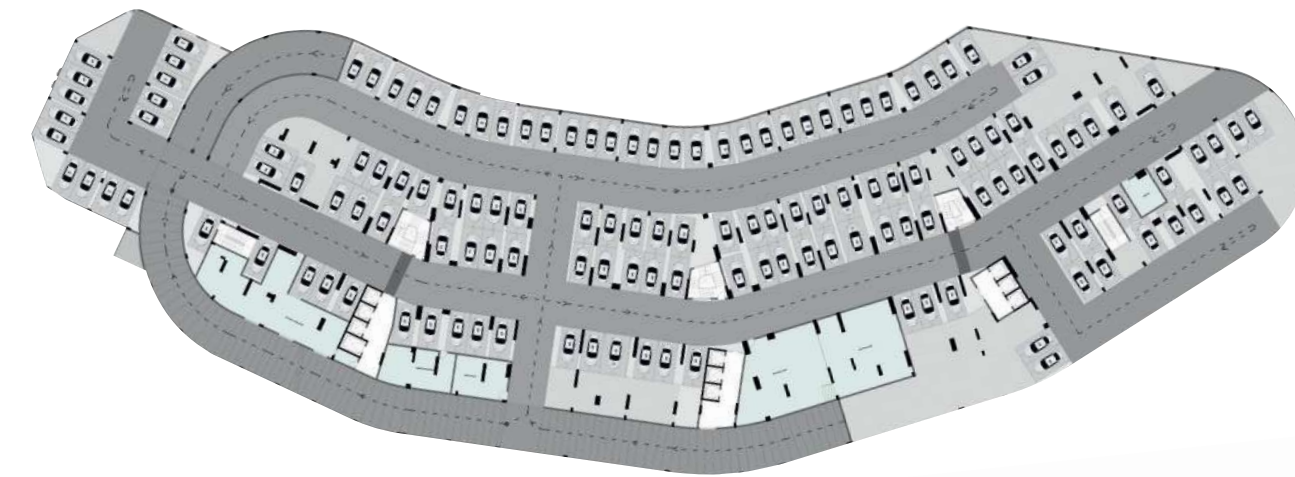


All dimensions are in centimeters. Dimensions may vary slightly during construction.

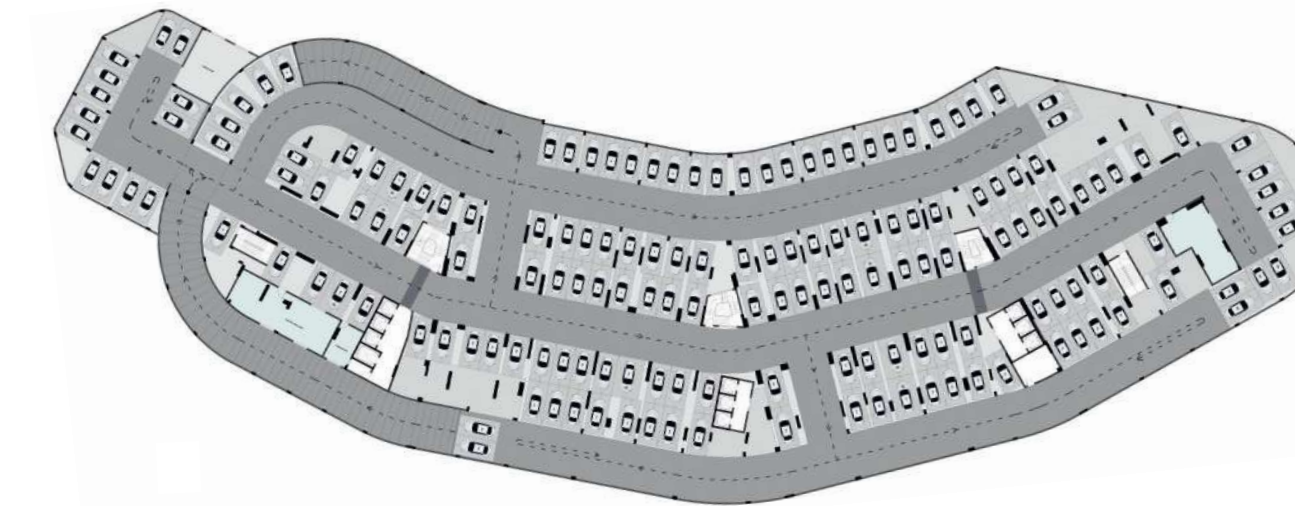


SPACIOUS CAR PARKS

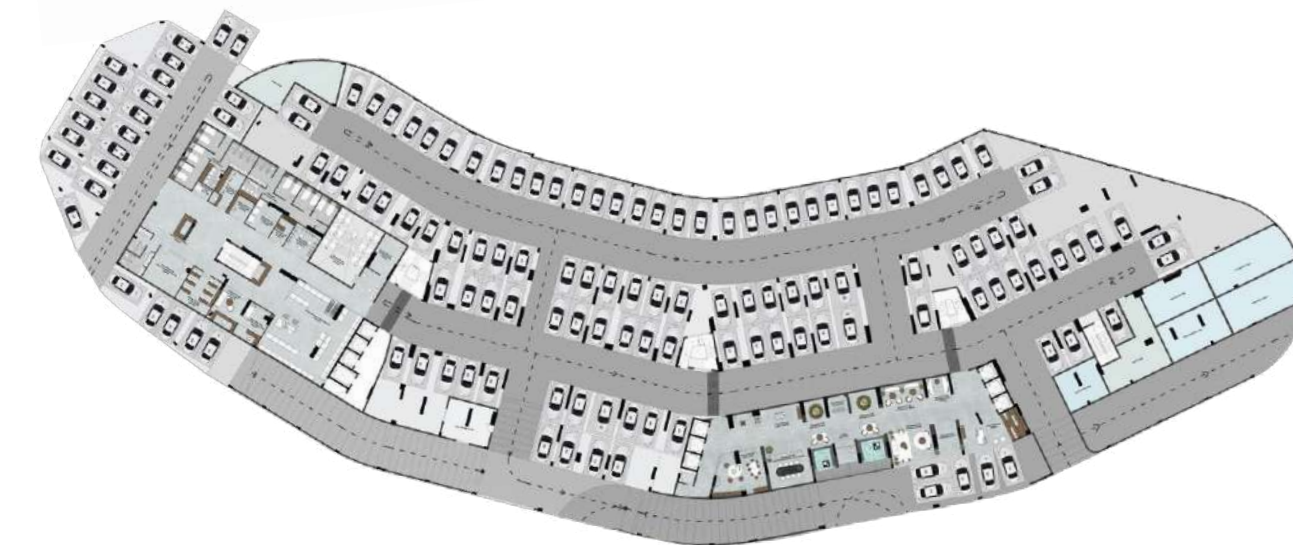
HiLITE Olympus II offers 3 levels of multi-level parking. The well-thought-out and spacious area offers hassle-free parking to the residents. The expansive pathway to the parking ensures convenience and safety. HiLITE Olympus takes pride in its carefully planned parking area.



FIRST BASEMENT



SECOND BASEMENT

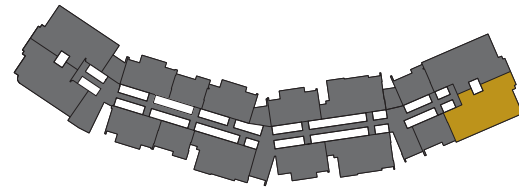


THIRD BASEMENT



TYPE A

2719 Sq Ft Super Built-up Area
 1680 Sq Ft Carpet Area as per RERA
 260 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



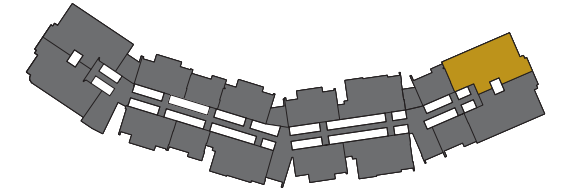
3 BHK + FAMILY LIVING
 Typical Floor (1,3,5,6,8,10,11,12,14,17,18,20,22,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions are including tile finish. Furniture and fixtures are indicative only.



TYPE B

2719 Sq Ft Super Built-up Area
 1680 Sq Ft Carpet Area as per RERA
 260 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



3 BHK + FAMILY LIVING
 Typical Floor (1,3,5,6,8,10,11,12,14,17,18,20,22,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions are including tile finish. Furniture and fixtures are indicative only.



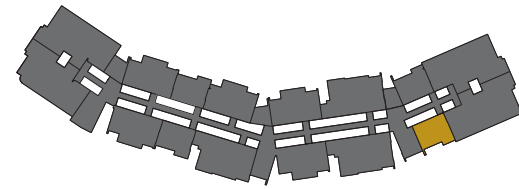
TYPE C

946 Sq Ft Super Built-up Area
 592 Sq Ft Carpet Area as per RERA
 29 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



1 BHK + STUDY
 Typical Floor (2,3,4,5,6,7,8,9,10,13,14,15,16,17,18,19,20,21,24,25,26)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



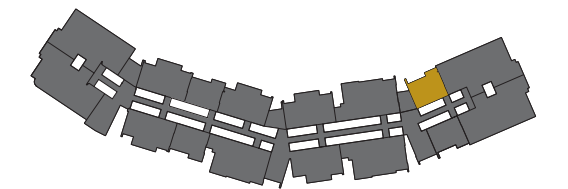
TYPE D

946 Sq Ft Super Built-up Area
 592 Sq Ft Carpet Area as per RERA
 28 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



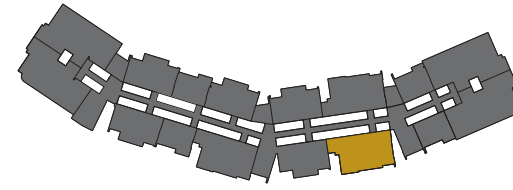
1 BHK + STUDY
 Typical Floor (2,3,4,5,6,7,8,9,10,13,14,15,16,17,18,19,20,21,24,25,26)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE E

2022 Sq Ft Super Built-up Area
 1280 Sq Ft Carpet Area as per RERA
 124 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



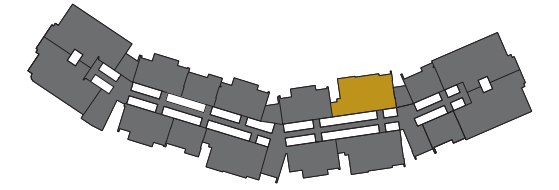
3 BHK
 Typical Floor (1,2,3,5,7,8,10,12,14,15,17,18,20,21,23,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE F

2025 Sq Ft Super Built-up Area
 1280 Sq Ft Carpet Area as per RERA
 128 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



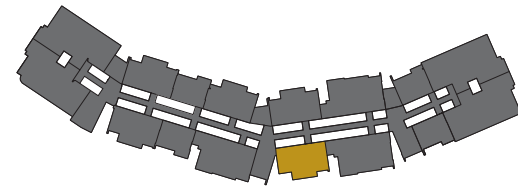
3 BHK
 Typical Floor (1,3,5,8,10,12,14,17,18,20,23,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE G

1480 Sq Ft Super Built-up Area
 880 Sq Ft Carpet Area as per RERA
 117 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



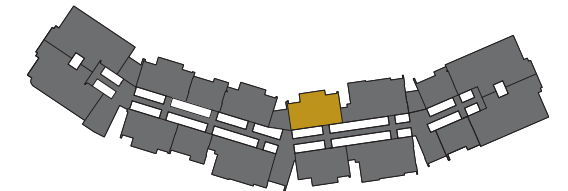
2 BHK
 Typical Floor (1,3,5,6,8,10,11,12,14,17,18,20,22,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE H

1483 Sq Ft Super Built-up Area
 881 Sq Ft Carpet Area as per RERA
 117 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



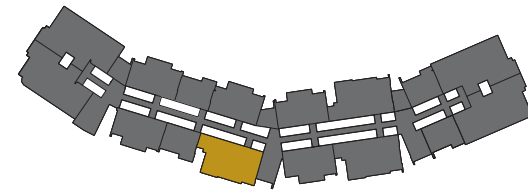
2 BHK
 Typical Floor (1,2,3,5,7,8,10,12,14,15,17,18,20,21,23,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE J

2025 Sq Ft Super Built-up Area
 1276 Sq Ft Carpet Area as per RERA
 126 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



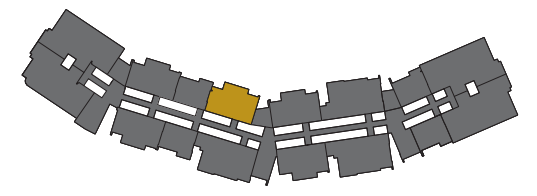
3 BHK
 Typical Floor (1,2,3,5,6,7,8,10,11,12,14,15,17,18,20,21,22,23,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE K

1485 Sq Ft Super Built-up Area
 883 Sq Ft Carpet Area as per RERA
 117 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



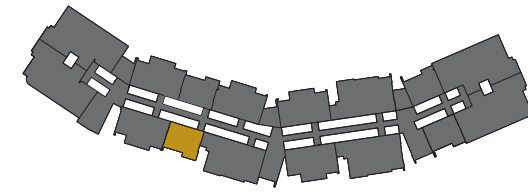
2 BHK
 Typical Floor (1,3,5,6,8,10,11,12,14,17,18 , 20,22,23,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE L

939 Sq Ft Super Built-up Area
 594 Sq Ft Carpet Area as per RERA
 29 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



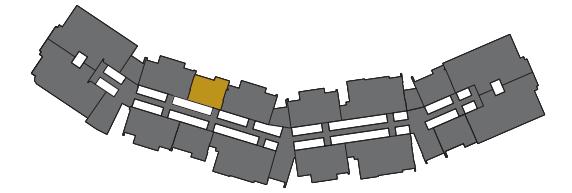
1 BHK + STUDY
 Typical Floor (2,3,4,5,6,7,8,9,10,11,12,13,14,15,18,19,20,21,22,23,24,25,26)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE M

934 Sq Ft Super Built-up Area
 594 Sq Ft Carpet Area as per RERA
 29 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



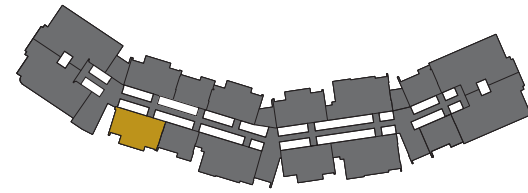
1 BHK + STUDY
 Typical Floor (2,3,4,5,6,7,8,9,10,11,12,13,14,15,18,19,20,21,22,23,24,25,26)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE N

1483 Sq Ft Super Built-up Area
 888 Sq Ft Carpet Area as per RERA
 115 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



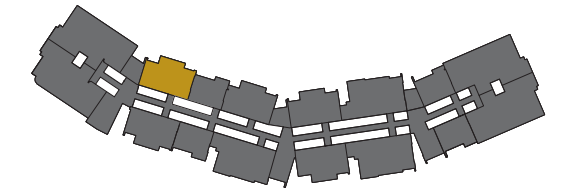
2 BHK
 Typical Floor (1,3,5,6,8,10,11,12,14,17,18,20,22,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE P

1478 Sq Ft Super Built-up Area
 885 Sq Ft Carpet Area as per RERA
 114 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



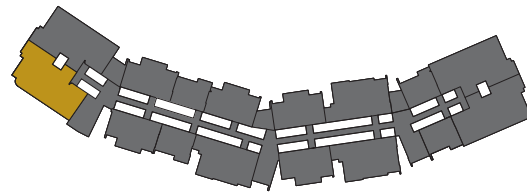
2 BHK
 Typical Floor (1,3,5,8,9,10,12,14,16,17,18,19,20,23,25,26)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE Q

2699 Sq Ft Super Built-up Area
 1680 Sq Ft Carpet Area as per RERA
 245 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



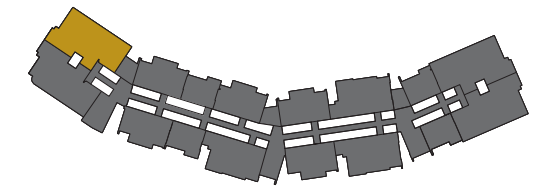
3 BHK + FAMILY LIVING
 Typical Floor (1,3,5,8,10,12,14,17,18,20,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



TYPE R

2733 Sq Ft Super Built-up Area
 1680 Sq Ft Carpet Area as per RERA
 266 Sq Ft Balcony Area | 41 Sq Ft Sitout Area



3 BHK + FAMILY LIVING
 Typical Floor (1,3,5,6,8,10,11,12,14,17,18,20,22,25)

All dimensions are in centimeters. Dimensions may vary slightly during construction. Toilet dimensions include space and tile finish measurements.



LUXURIOUS
LIVING AHEAD

04.

100+
AMENITIES



*Photos and images are indicative only

RECREATIONAL AMENITIES

- 01 Infinity pool for families
- 02 Infinity pool for ladies
- 03 Urban forestry
- 04 Rooftop lounge
- 05 Table tennis
- 06 Kids play area
- 07 Snooker
- 08 Kids wading pool
- 09 Kids club
- 10 Provision for video gaming area
- 11 Trampoline bouncer for kids
- 12 Mini bouldering wall for kids
- 13 Foosball
- 14 Board games
- 15 Barbecue pit



*Photos and images are indicative only

LEISURE AMENITIES

- 16 Multiple exclusive open air lounges
- 17 Rooftop party area
- 18 Private theatre
- 19 Library area
- 20 Contemplation alcove
- 21 Tranquility pavilion
- 22 Rooftop garden
- 23 Provision for rooftop fine dining restaurant
- 24 Tot lot
- 25 Old folk area
- 26 Swing sets
- 27 Leisure seating
- 28 Hammock park
- 29 Versatile event space



*Photos and images are indicative only

LIFESTYLE AMENITIES

30

Provision for dance studio

32

Provision for art and craft studio

34

Provision for karaoke room

36

Provision for retail kiosk

38

Provision for tailoring unit

31

Provision for cafe

33

Provision for boutique

35

Provision for unisex spa

37

Provision for saloon



Photos and images are indicative only

HEALTH AND FITNESS AMENITIES

39
Jogging track on the podium

41
Yoga deck

43
Space for martial arts practice

45
Reflexology path

40
Unisex gymnasium

42
Open workout area

44
Zumba/aerobics hall

46
Meditation deck



*Photos and images are indicative only

47
Squash court

49
Skating rink

51
Provision for steam room

53
Provision for pharmacy

48
Cycle track

50
Jacuzzi

52
Provision for doctors
consultation room



*Photos and images are indicative only

COMMON AMENITIES

54

Bus bay near the gateway

56

Provision for ATM

58

Provision for Wi-Fi in the entrance lobby

60

Provision for laundry and ironing space

55

Elegant lobby with guest lounge

57

Provision for car wash

59

Multipurpose hall

61

Drop-off plaza



*Photos and images are indicative only

BUILDING AMENITIES

62

10 Elevators

64

Dining and wash area for female staff

66

Dormitories for male staff

68

Two-wheeler parking

70

Water treatment plant

72

Sewage treatment plant

63

3 lift lobbies on all apartment floors

65

Dining and wash area for male staff

67

Dormitories for female staff

69

Designated service floor

71

Property manager office

73

Rainwater harvesting tank



*Photos and images are indicative only

74

Designated parking area for visitors

76

Association room

78

Provision for electric charging station

80

Provision for concierge service

75

Solar power backup for selected common amenities

77

Bicycle storage rack

79

Cigar lounge



*Photos and images are indicative only

APARTMENT AMENITIES

81

Extended open balcony for select apartments

82

Provision for mechanical parking in selected lots

83

Reticulated gas supply for all apartment units

84

Smoke detector in all apartments

85

Water metering system for all apartment units

86

Water sprinklers for fire safety in all apartments

87

Provision for waste management

88

Covered parking area for residents

89

DG backup for selected points up to 1000 watts



*Photos and images are indicative only

COMMUNITY AMENITIES

90

Provision for supermarket

91

Designated working Space

92

Guest suites

93

Provision for creche facility

94

Provision for tuition centre

95

Provision for early learning centre

96

Prayer hall and ablution area for ladies

97

Prayer hall and ablution area for gents



*Photos and images are indicative only

SECURITY AMENITIES

98

Smart lock for apartment front door

99

Biometric access control at selected areas

100

CCTV surveillance of selected areas

101

Locker facility for swimming pool

WHERE WE ARE

HiLITE Olympus, a tower worthy of the elite, is located at one of the prime locations of Calicut - HiLITE City. Reminiscent of magical lands, HiLITE City is everything you can ever imagine. A sublime and pristine umbrella that houses the HiLITE Mall, HiLITE Business Park, Hug a Mug Cafe, Compass - a centre for rejuvenation, and numerous residential towers that will accommodate over 2000 apartments, HiLITE City is one of India's largest mixed-use developments. Being an area that enjoys robust connectivity and an extensive parking, HiLITE City is always buzzing with life! HiLITE City is what one would call a haven for all, where there is something exclusively tailored for everyone. Pinpointed as the heartthrob of Malabar region, HiLITE City comprises residential, commercial and retail spaces. Often described as an aesthete's heaven, HiLITE City is the perfect balance of greenery and luxury! Live life beyond your wildest dreams here, at Calicut's most sought out hub!



A THRIVING COMMUNITY AT THE HEART OF THE CITY



HiLITE Mall

- One of the Largest Malls in Kerala
- Palaxi Cinemas- 8-Screen Multiplex Theatre
- 65,000 sq ft Hypermarket
- Food Court with about 1500 seating capacity
- 200+ Shopping Brands



HiLITE Business Park

- 200+ Office Spaces
- Coworking Spaces
- Banks
- Club
- Food Street
- Amphitheatre
- Rooftop Cafeteria
- 24*7 Cafe



Compass

- A Centre for Rejuvenation



Elanine Women's Hospital

- Premium Women's Care Hospital

SPECIFICATIONS

06.

01

Structure

Foundation – RCC Foundation designed to suit the sub strata.

Superstructure & wall – RCC framed structure. All outside & inside walls are in solid block masonry.

Vitrified tiles for floors and toilet dadoing.

02

Doors and Windows

Pre-hung polished front door.

Pre-hung inside doors.

Powder-coated aluminium sliding doors & windows.

03

Interior Painting

Premium interior emulsion paint.

04

Exterior Painting

Premium exterior emulsion paint.

05

Electrical

Three Phase concealed copper wiring with adequate points for light, fan and plugs.

Premium quality modular switches.

Independent meters for each flat.

DG backup for each flats up to 1000 Watts.

Provision for AC in all bedrooms and living room.

Provision for exhaust fan in all toilets and kitchen.

06

CP & Sanitary Fittings

Premium brands' sanitary fixtures with concealed cistern in all toilets.

Premium brands' CP fittings.

07

Security Systems

CCTV coverage for selected common areas.

DISCLAIMER

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The finer side of life