



reality comes true...

Live in the heart of luxury.

Presenting 2 & 3 BHK apartments
in the heart of Noida.





A MODERN RETREAT INSIDE OUTSIDE & TERRACE

About Project

“Introducing yet another marvel in the midst of a vibrant city, Vihaan Builders presents Vihaan Heights 107 Smart Homes. Vihaan Builders brings to you modern 2 and 3 BHK smart apartments that seamlessly integrate luxury, comfort, and technology.

Designed to bring greenery and tranquility back into your life, this project features dedicated green spaces to help you unwind after a long day and offers children a safe, lush play area.

Vihaan Heights 107 is truly a serene and heavenly abode, perfect for those seeking a harmonious blend of urban living and natural beauty. ”

LET YOUR IDEA FLOURISH

IN THIS OASIS OF BRIGHT POSSIBILITIES.



About Developer

Shaping World-Class Residential Avenues for you

For over a decade, Vihaan Builders has redefined the real estate landscape by delivering exceptional projects that cater to the evolving needs of home buyers.

Specializing in buying, selling, and acquiring land and properties, Vihaan Builders has consistently exceeded customer expectations by offering thoughtfully designed living spaces.

From cozy studio apartments to luxurious villas, duplex flats, penthouses, and freehold plots, Vihaan Builders covers every aspect of residential real estate with a commitment to quality and excellence. At Vihaan Builders, our focus is always on understanding the end-user.

We believe that every home should reflect the personality and lifestyle of its residents. Through extensive research and a deep understanding of market trends, we design homes that offer unparalleled comfort and functionality, meeting the unique desires of our clients.

Building on the success of our previous projects, Vihaan Heights 107 is our latest offering—a serene, smart home development strategically located in Sector 107, Noida. This project brings a peaceful retreat amidst the bustling city life, blending modern amenities with lush green spaces to create a truly heavenly living experience for our residents



More than
400+
Happy Families



A Holistic Collection of features

Specifications

Master Bedroom

Floors : High Class Vitrified Tiles
Walls & Ceiling : POP Work With Royal
 Finish Wordrobe
Wi-Fi : Connected Switches

Bedroom

Floors : High Class Vitrified Tiles
Walls & Ceiling : POP Work With Royal
 Finish Wordrobe
Wi-Fi : Connected Switches

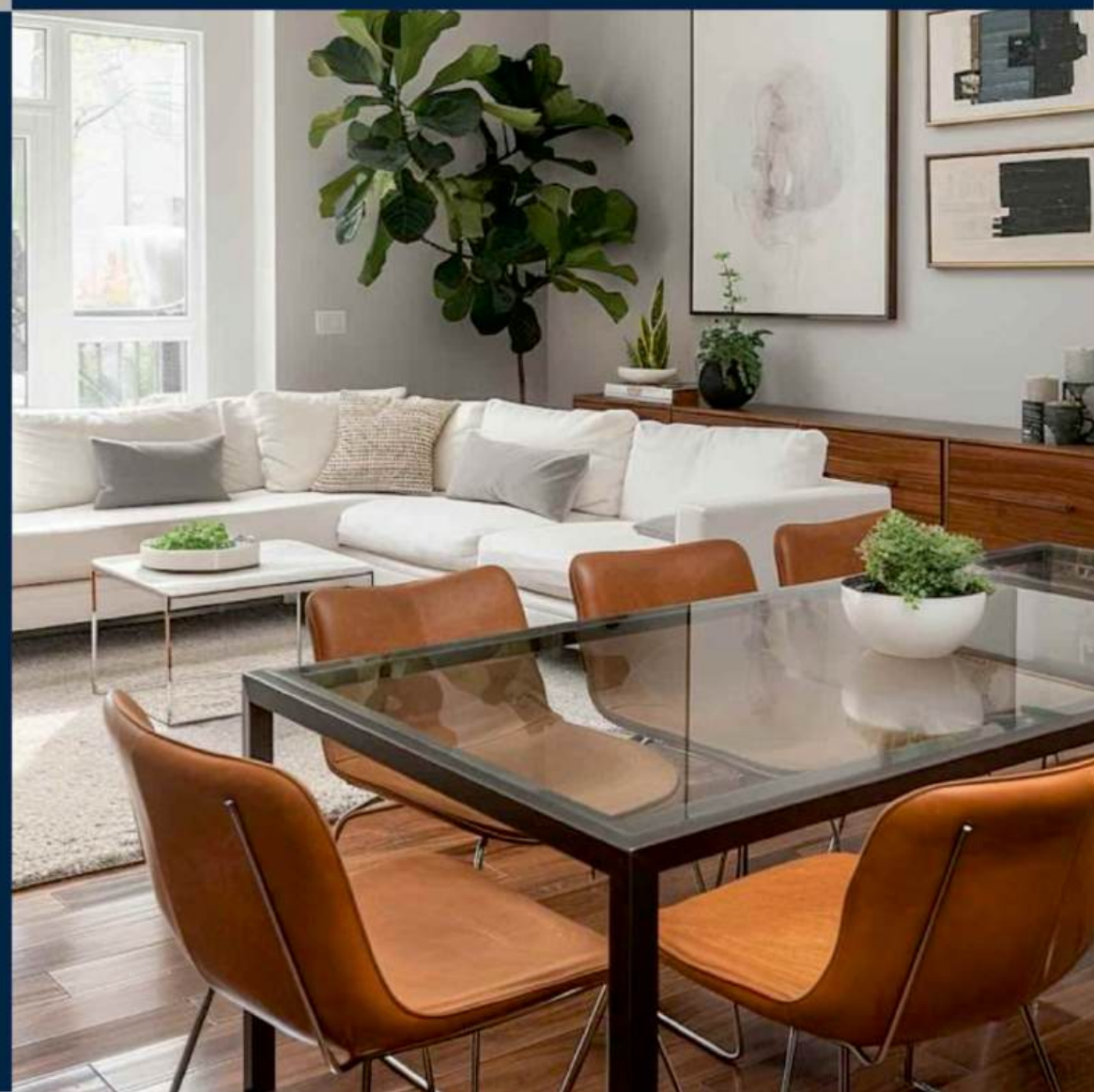
A Holistic Collection of features

Washroom

Floor: Matt Finished/Anti skid Ceramic Tiles.
Walls: Glazed/Matt Finished Ceramic Wall Tiles up to Dado Level.
Sanitary: Jaquar, Cera, Hindware or Similar Brands Fittings: Basin Mixer Single Level Diverter in Bathroom With Overhead Shower/Telephonic Shower Counter or Similar Provision For Installation of Geysers All Toilet Floors Provided with Suitable And Adequate Water Proofing Treatment.

Living/Dining Room

Floors : High Class Vitrified Tiles
Walls & Ceiling : POP Work With Royal
 Finish Wordrobe
Wi-Fi : Connected Switches





A Holistic Collection of features

Specifications

BALCONIES

Floors: Anti skid tiles

Walls: Exterior grade paint on plaster.

Handrail: Combination of Parapet Walls and as per functional and elevation requirements.

HARDWARE

High quality hardware from reputed makes and brand.

DOORS & WINDOWS

Sliding external doors made of UPVC Internal hardwood frames with flush doors Main door height of 8 ft.

ELECTRICAL

ISI marked copper wiring in concealed PVC conduits Sufficient.

SECURITY SYSTEM

Secured gated community.

LIFT

World-class High Speed Lift.

SUPER STRUCTURE

Earthquake resistant complete RCC frame Structure.

SECURITY

Provision for an Three-tier security system security and CCTV Cameras & Main door smart lock.

Terrace Garden

Celebrate The Luxury Life

Let your celebrations reach new
heights with an unmatched luxury facilities



Location Advantage

World Class Unbeatable Connectivity Near By Vihaan 107




Noida Expressway
2.5 KM




Noida Golf Course
4.9 KM




Amity University
6.5 KM




Mall of India
9.1 KM




Akshardham
16 KM




Pathways School
1.1 KM




Sector 101 Metro
4.1 KM




Jaypee Hospital
5.2 KM




Apollo Hospital
8.3 KM




DND Flyover
9.3 KM

THE
INCREDIBLE
LOCATION



Floor Plans

2 BHK, 3 BHK, 3 BHK + 3T + Corner



3 BHK+3TOILET+CORNER BALCONY

1545 SQ.FT.



3 BHK+2TOILET

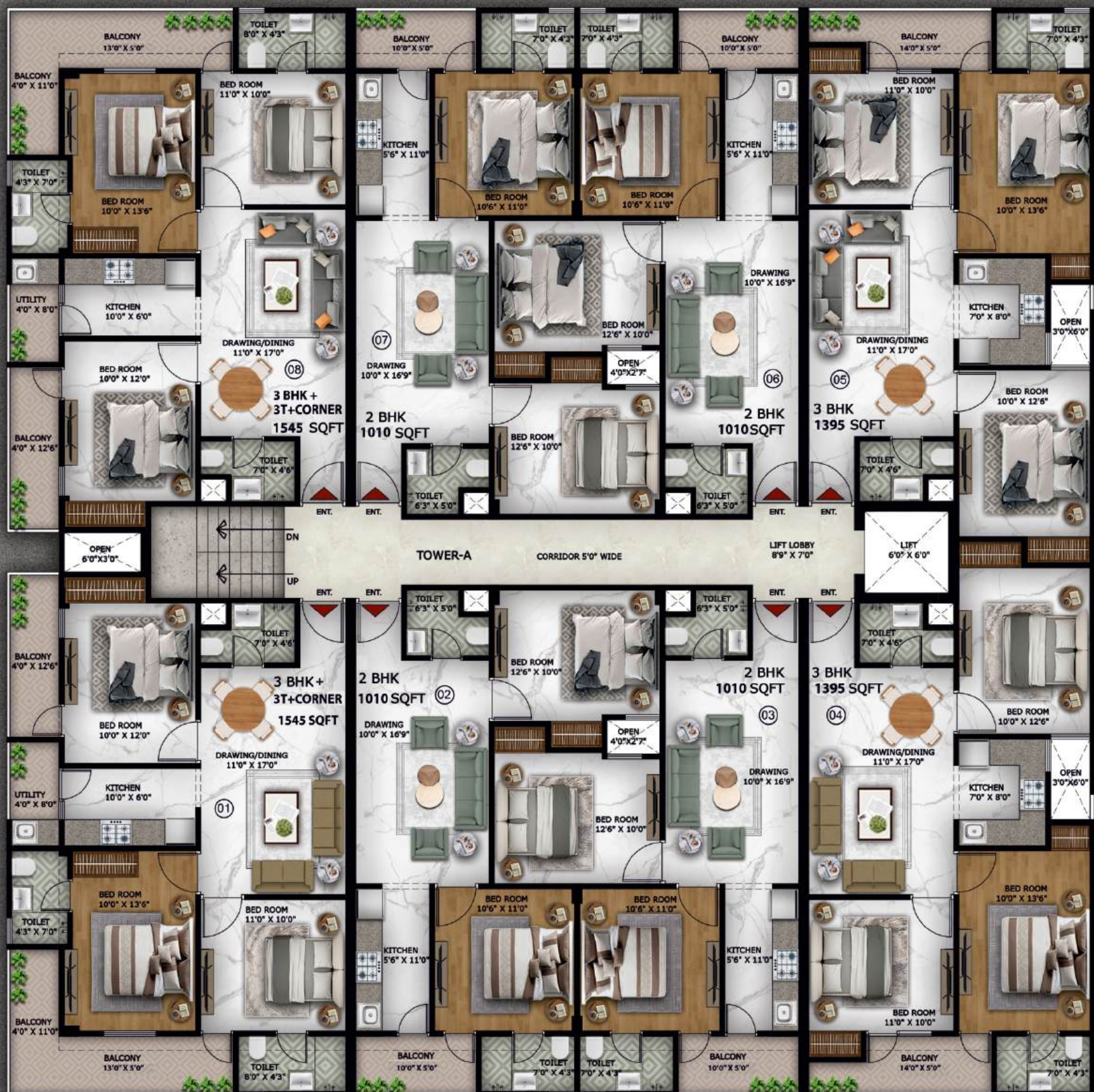
1395 SQ.FT.



2 BHK+2TOILET

1010 SQ.FT.

22'0" WIDE ROAD



22'0" WIDE ROAD



 Sector 107 Noida Gautam Buddha Nagar 201301

Disclaimer :
The information, images, drawings, visualizations, renderings, master plans, floor, plans, elevations and landscape details contained in this brochure are indicative in nature and provide for general information purposes only. They are subject to change during the course of development, and the final as-built project may differ from what is depicted here. Any future development information is based on anticipated plans and may evolve over time.
All dimensions , areas, measurements, and square footage mentioned are approximate and are not to be relied upon for precise specifications. Plans, layouts, and other details are subject to modification without prior notice, and may not include all elements shown in the visuals. The images and visualizations represent artistic immersions and not a guarantee of final outcomes. Prospective buyers are advised to verify all information independent and consult the developer for the most current details before making any decisions.