



SBR Global Queen's Ville

PRM/KA/RERA/1251/310/PR/240625/007865



Mysore Road, Kumbalgodu.

SBR Global Queen's Ville



The New Standard in Premium Living

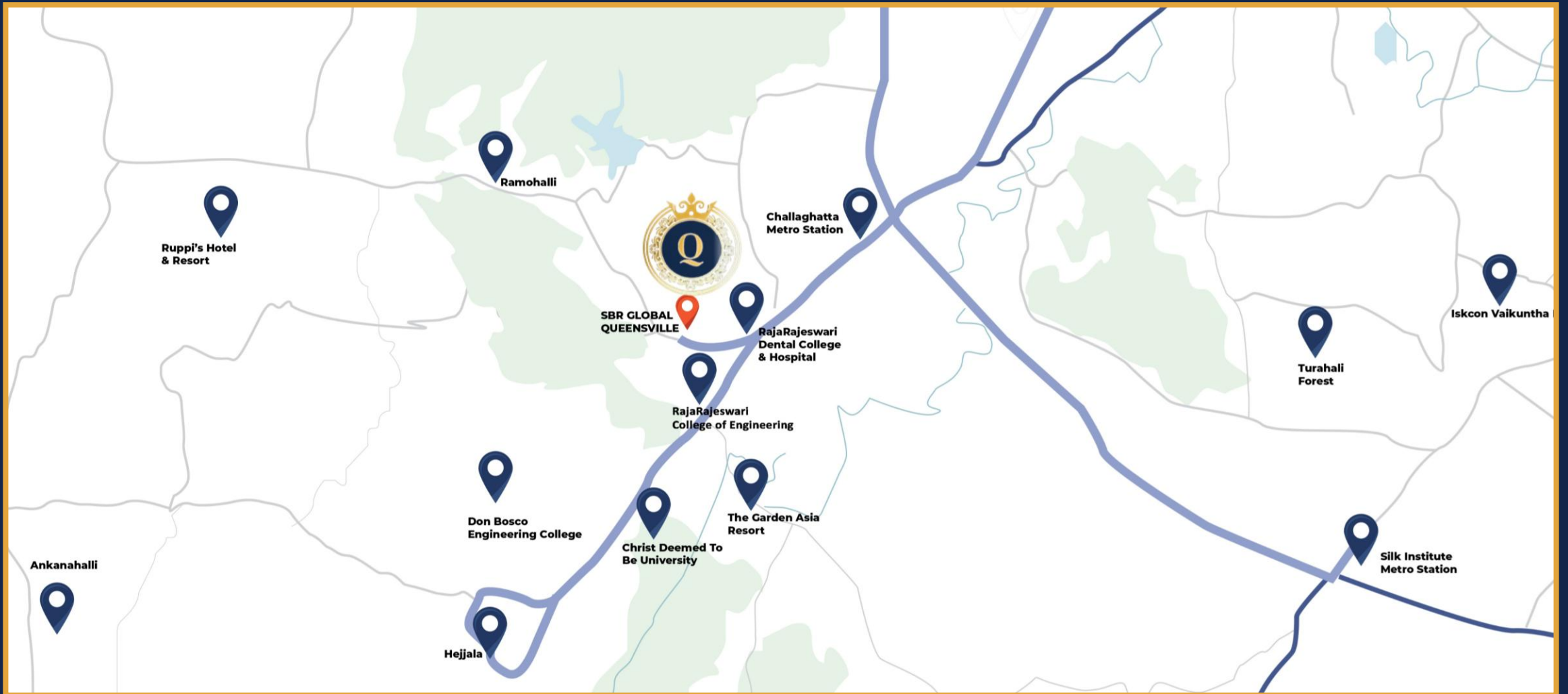
SBR Queen's Ville is an exquisite villament community spread across 8 acres on Mysore Road, near RajaRajeshwari College of Engineering. This elegant enclave offers 441 thoughtfully crafted 3BHK Duplex and Penthouse Villaments, 2BHK and 3BHK Simplex, blending the luxury of independent villa with the ease of apartment living. Surrounded by lush landscapes, each home is designed to provide privacy, picturesque views, and a truly sophisticated lifestyle.

Project Highlights:

- ❑ 8 Acres of Prime Land
- ❑ 441 Units in 14 Wings
- ❑ 2B + G + 4 Floor Configuration
- ❑ 30+ World-Class Amenities
- ❑ 2 Grand Clubhouses
- ❑ Aluminium Formwork

The First Step Toward Luxury Living



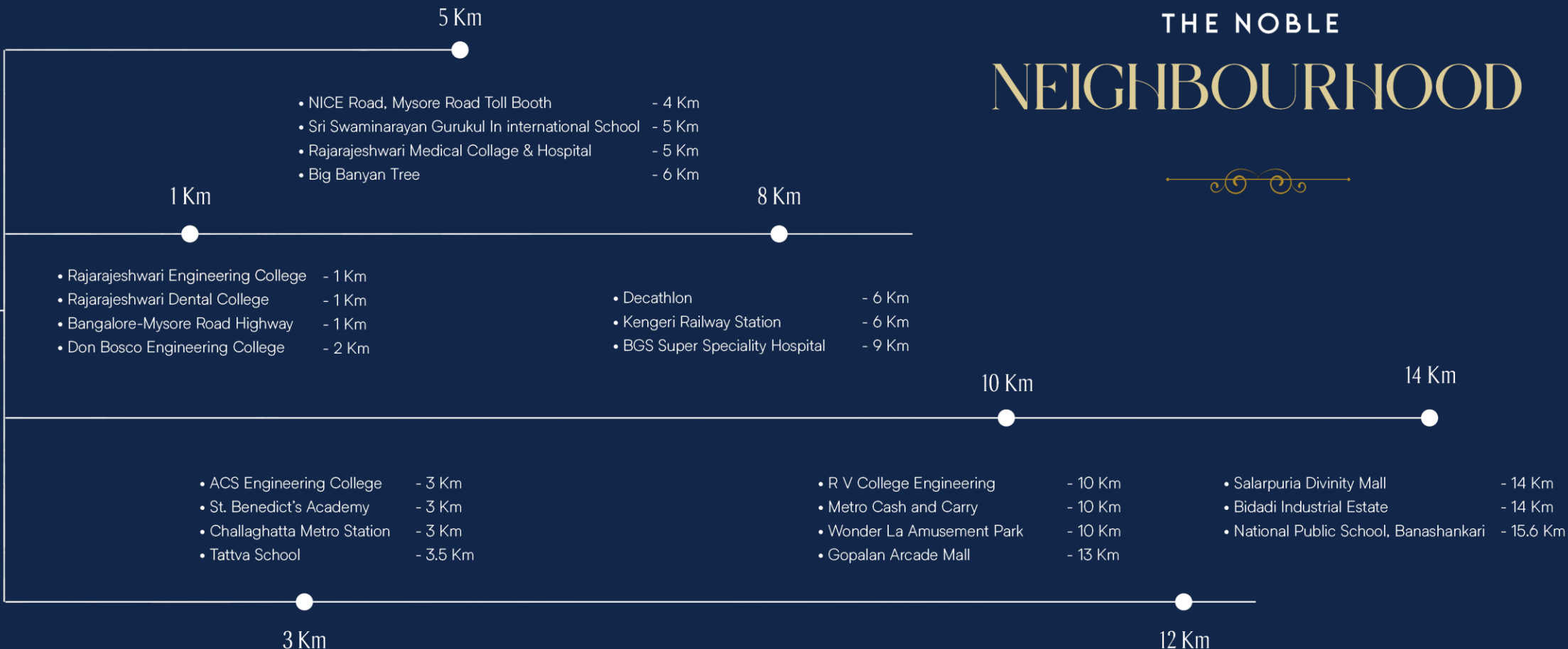


Strategic Location at Mysore Road, Kumbalgonde

- Excellent road connectivity to major hubs
- Easy access to NICE Road, Mysore Road & Metro Stations
- Proximity to top schools, hospitals, and tech parks



THE NOBLE NEIGHBOURHOOD



Master Plan with Legend



1. ENTRY
2. WATER BODY
3. DROP OFF
4. DRIVEWAY
5. PARKING RAMP
6. SOLACE
7. SWIMMING POOL
8. FEATURE WALL
9. SOLACE PARKING
10. OPULENCE
11. OPULENCE PARKING
12. AMPHITHEATER
13. WATER FEATURE
14. PALM PLAZA
15. FLOATING WALKWAY
16. MINI FOREST
17. PERGOLA AT NODES
18. PASSAGE WITH GARDEN
19. STEPPED PLANTING
20. SEATING PLAZA
21. BUTTERFLY GARDEN
22. SEATING WITH PLANTER
23. PET PARK
24. YOGA LAWN WITH CREEPER
25. PERGOLA WITH CREEPER
26. OUTDOOR GYM
27. SENIOR CITIZEN ZONE
28. TODDLER'S PLAY AREA
29. KID'S PLAY AREA
30. REFLEXOLOGY PATH
31. SKATING RINK
32. HALF BASKETBALL COURT
33. KOI POND
34. GAZEBO
35. PICKEL BALL COURT
36. SEATING
37. GAS BANKS
38. EXIT

THIS IS FOR YOUR INFORMATION

Floor Plans



**Ground & First Floor -
Second & Third Floor**

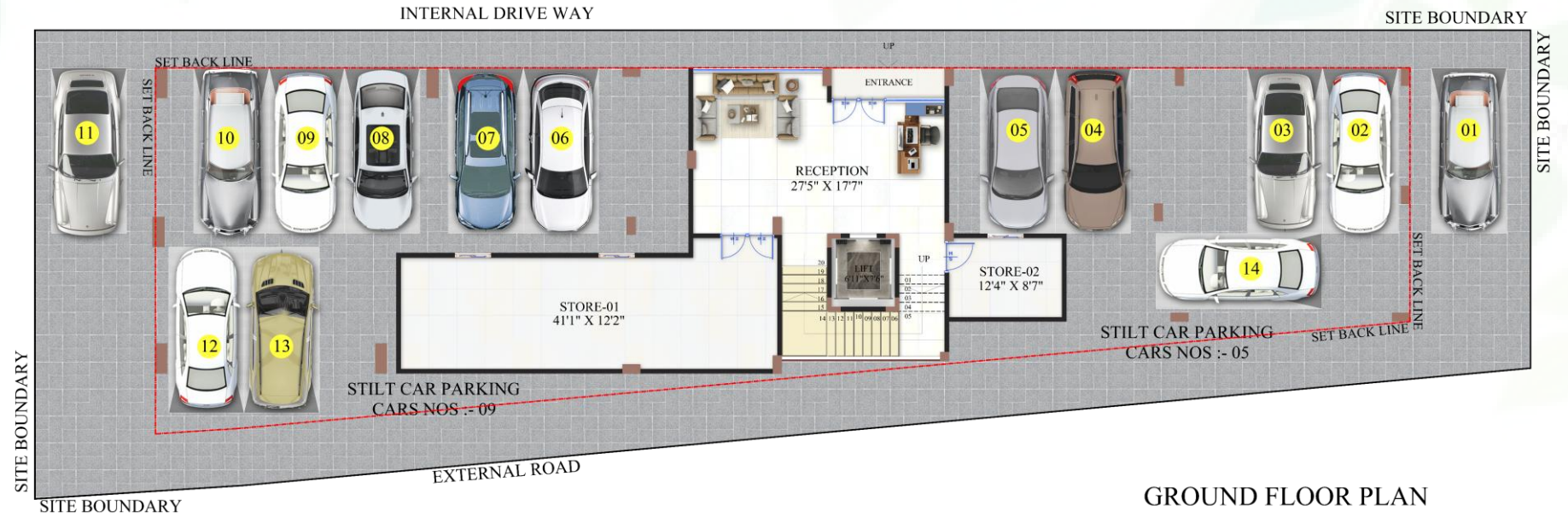


Fourth Floor

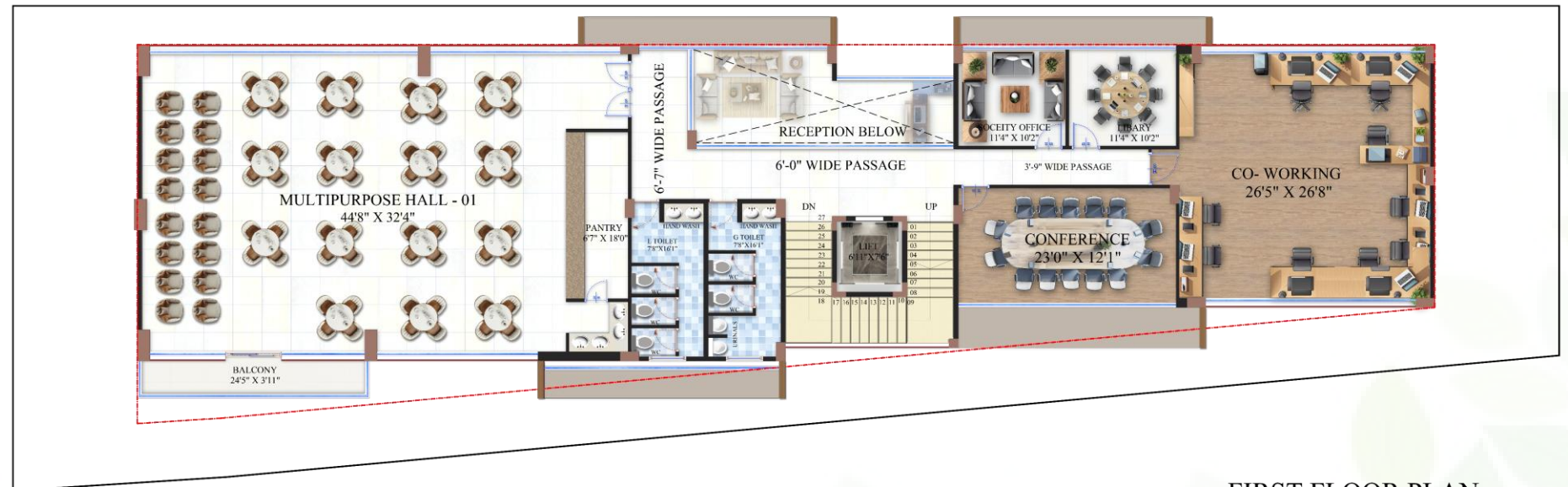


Club House 1 – OPULENCE

Club House 1 Opulence Floor Plan

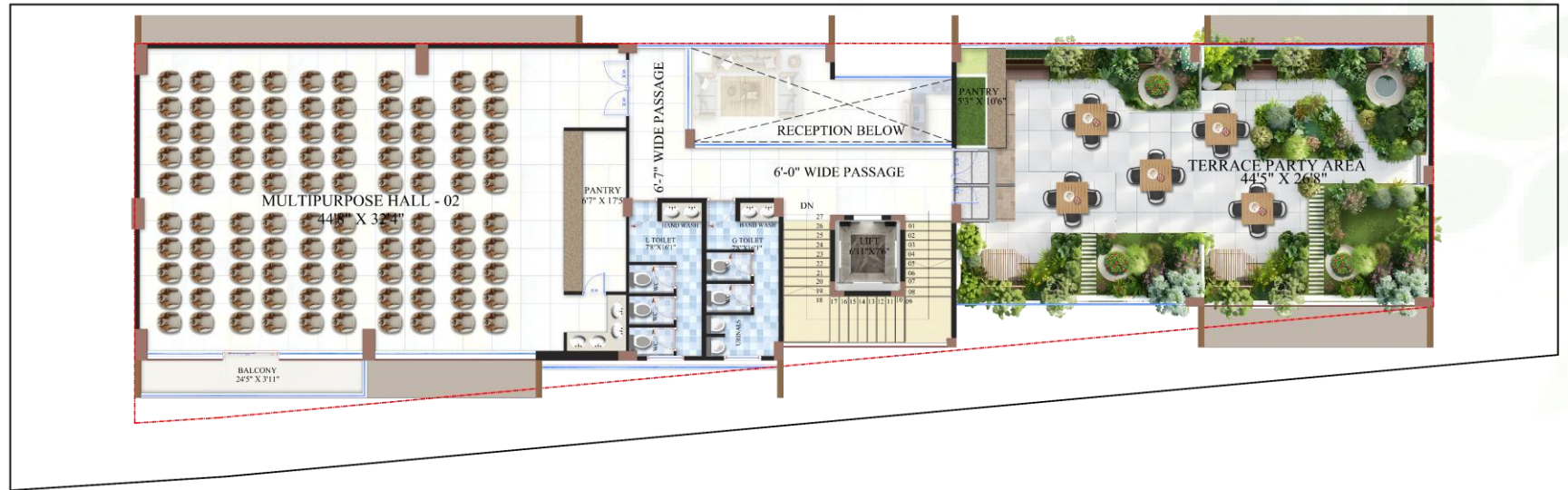


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Club House 1 Opulence Floor Plan



SECOND FLOOR PLAN

248.80 SQM

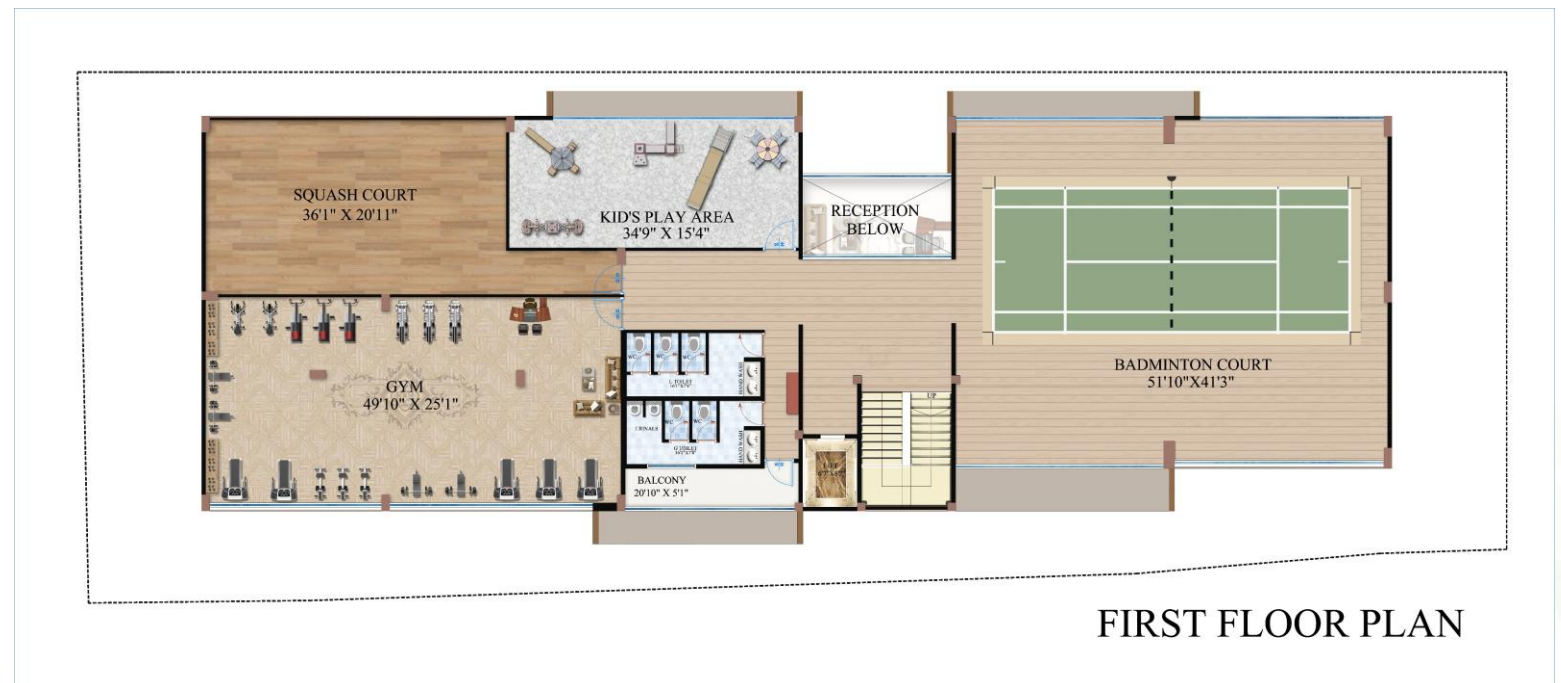


TERRACE FLOOR PLAN

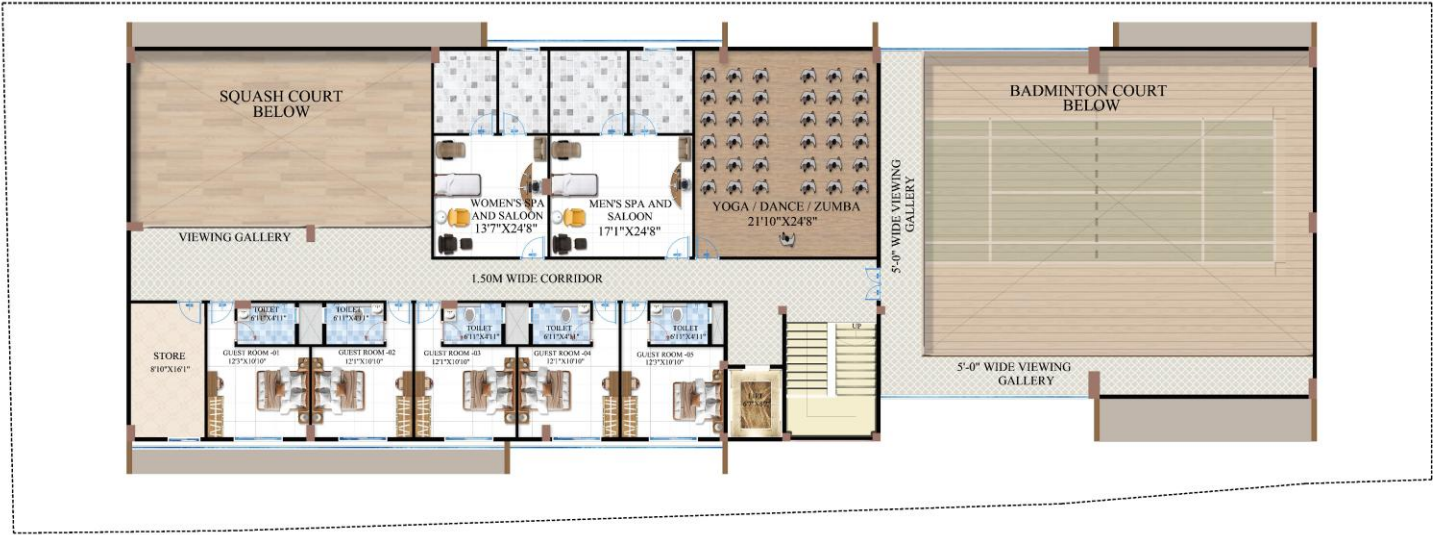


Club House 2 – SOLACE

Club House 2 Solace Floor Plan



Club House 2
Solace Floor Plan



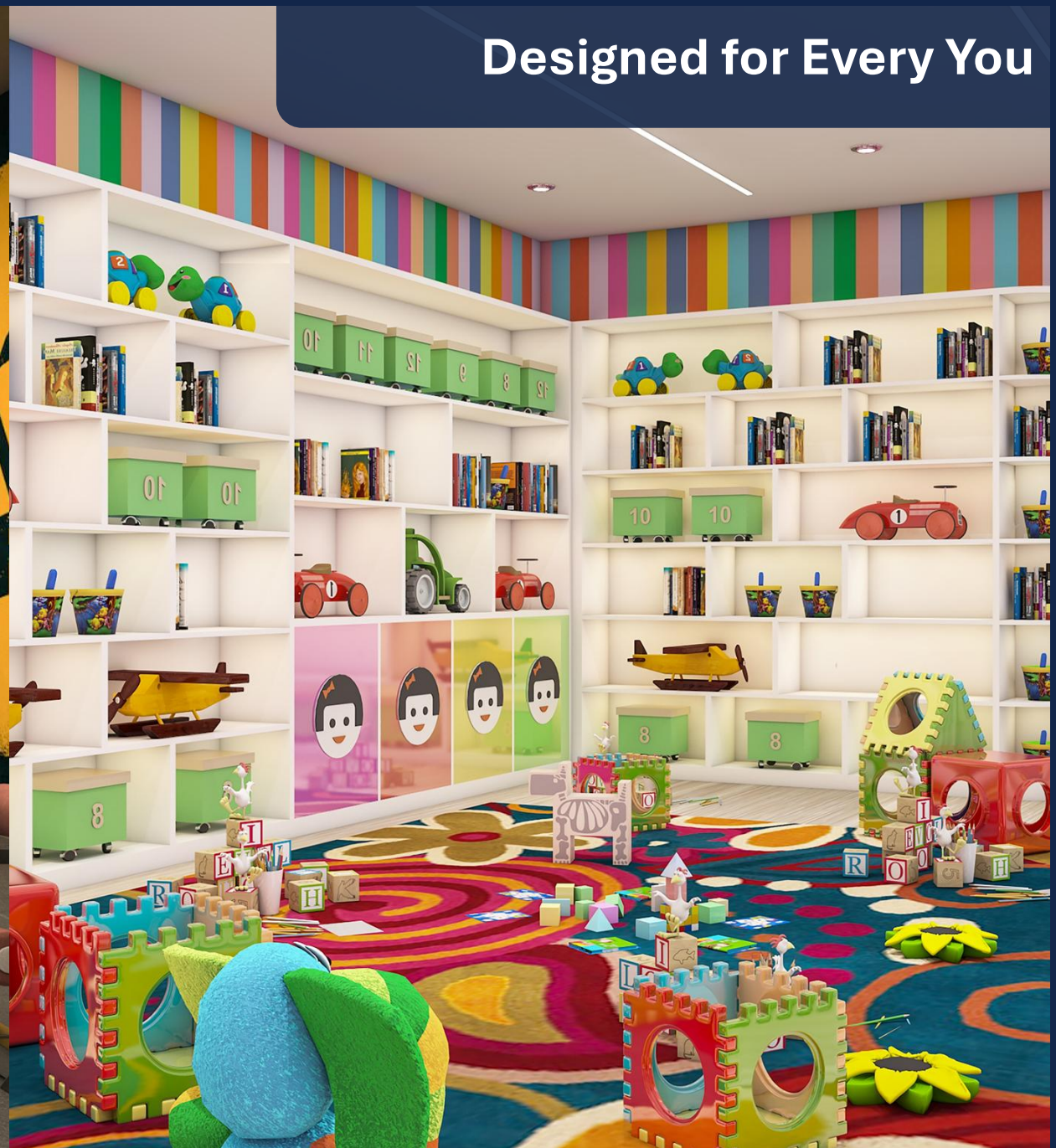
SECOND FLOOR PLAN



TERRACE PLAN

Amenities - Live Beyond the Four Walls

- ❖ Badminton Court
- ❖ Squash Court
- ❖ Outdoor Gym & Indoor GYM
- ❖ Multi-Purpose Ground
- ❖ Half Basketball Court
- ❖ Pet Park
- ❖ Conference Hall
- ❖ SPA & Salon
- ❖ Swimming Pool
- ❖ Yoga/Dance/Zumba
- ❖ Amphitheatre
- ❖ Kids Play Area
- ❖ Mini Forest
- ❖ Senior Citizen Zone
- ❖ Open Terrace Party Area
- ❖ Guest Room
- ❖ Pickleball Court
- ❖ Multipurpose Hall



Designed for Every You

Multipurpose Hall

Where Moments Become Memories



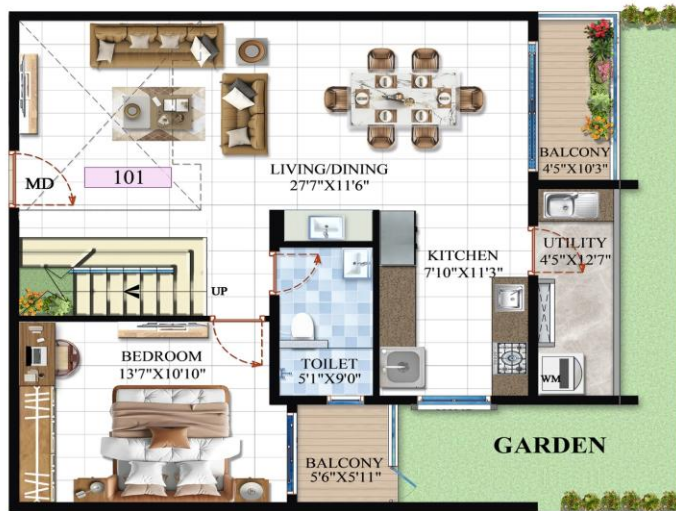
**Designed to Welcome.
Styled to Impress.**





Residential Typology:

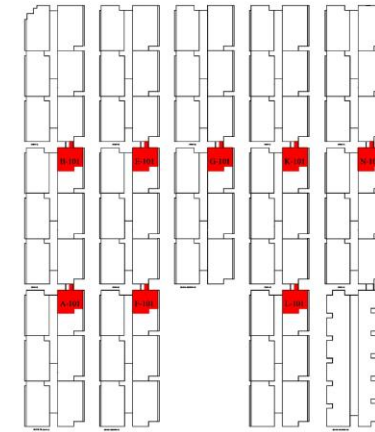
- ❖ 2 BHK Simplex: 1039 - 1211 Sq.Ft
- ❖ 3 BHK Simplex: 2316 - 2374 Sq.Ft
- ❖ 3 BHK Duplex: 2076 – 2264 Sq.Ft
- ❖ 3 BHK Penthouse: 2316 - 2410 Sq.Ft + Private Terrace Area



GROUND FLOOR



FIRST FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,B,E,F,G,K,L,N - 101

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 164 SQ.FT
SBA: 2264 SQ.FT

FLOORS:

WING A,B,E,F,G,K,L,N - GROUND & FIRST FLOOR
(DUPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+4BAL
Facing - WEST

Type: 3 BHK Garden Ville

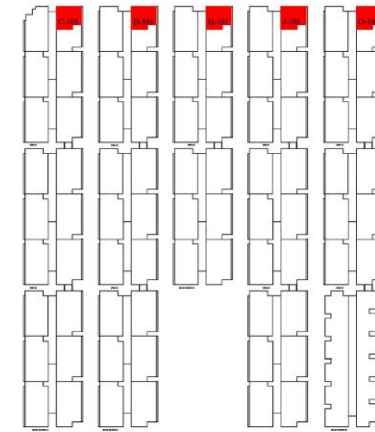
SBA: 2264 Sq.Ft



GROUND FLOOR



FIRST FLOOR



KEY PLAN:

VILLAMENTS NO'S :

C,D,H,J,O - 101

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 123 SQ.FT
SBA: 2204 SQ.FT

FLOORS:

WING C,D,H,J,O - GROUND & FIRST FLOOR (DUPLEX)

INDIVIDUAL UNIT PLANS:

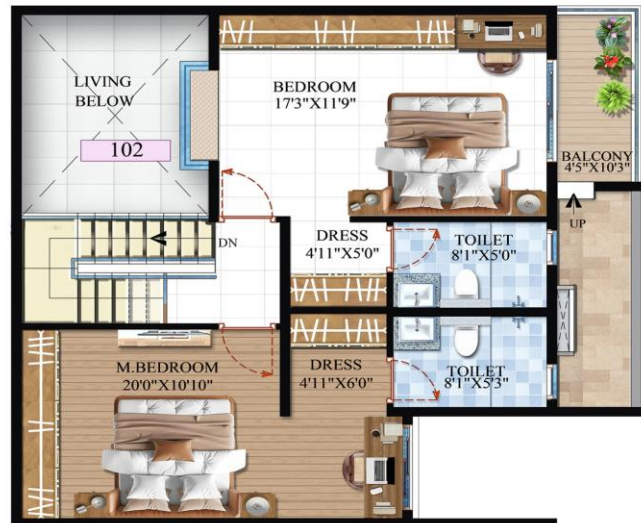
Type - 3BHK+3T+3BAL
Facing - WEST

Type: 3 BHK Garden Ville

SBA: 2204 Sq.Ft



GROUND FLOOR



FIRST FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,F,G,L -102 TO 106
B,C,D,E,H,J,K,N,O -102 TO 105

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 123 SQ.FT
SBA: 2204 SQ.FT

FLOORS:

WING A,F,G,L - GROUND & FIRST FLOOR (DUPLEX)
WING B,C,D,E,H,J,K,N,O - GROUND & FIRST FLOOR (DUPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+3BAL
Facing - WEST

Type: 3 BHK Garden Ville

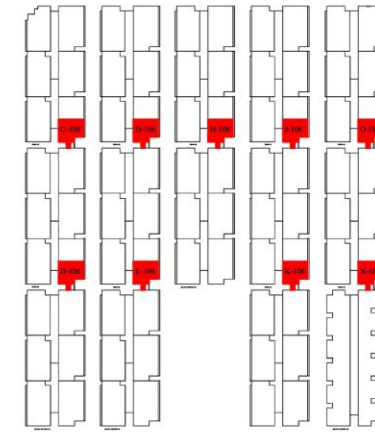
SBA: 2204 Sq.Ft



GROUND FLOOR



FIRST FLOOR



KEY PLAN:

VILLAMENTS NO'S :

106

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 167 SQ.FT
SBA: 2269 SQ.FT

FLOORS:

WING B,C,D,E,H,J,K,N,O- GROUND & FIRST FLOOR
(DUPLEX)

INDIVIDUAL UNIT PLANS:

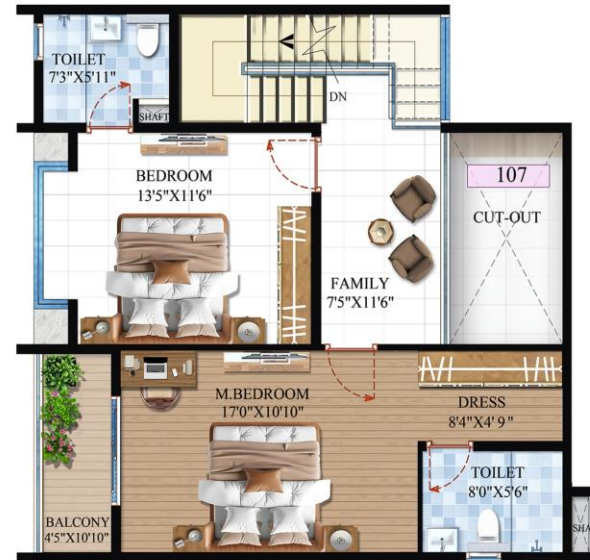
Type - 3BHK+3T+4BAL
Facing - WEST

Type: 3 BHK Garden Ville

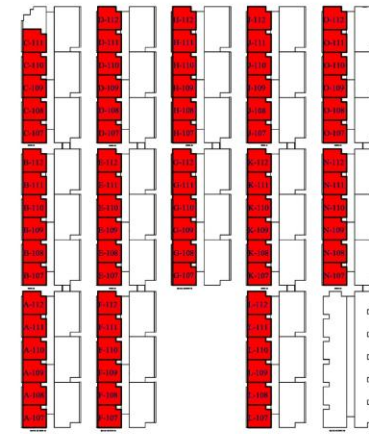
SBA: 2269 Sq.Ft



GROUND FLOOR



FIRST FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,B,D,E,F,G,H,J,K,L,N,O - 107 TO 112

C - 107 TO 111

CARPET AREA: 1371 SQ.FT
BALCONY AREA: 102 SQ.FT
SBA: 2104 SQ.FT

FLOORS:

WING A,B,D,E,F,G,H,J,K,L,N,O - GROUND & FIRST FLOOR (DUPLEX)

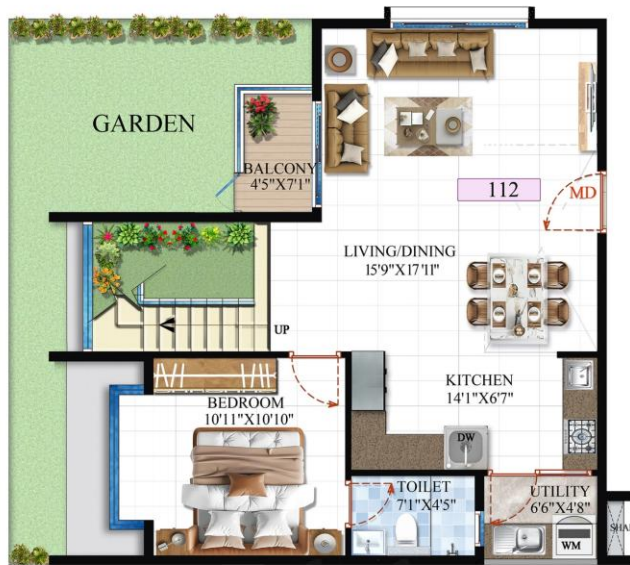
WING C - GROUND & FIRST FLOOR (DUPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+4T+2BAL
Facing - EAST

Type: 3 BHK Garden Ville

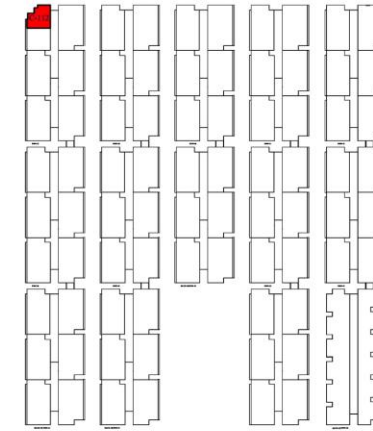
SBA: 2104 Sq.Ft



GROUND FLOOR



FIRST FLOOR



KEY PLAN:

VILLAMENTS NO'S :

112 & 212

CARPET AREA: 1342 SQ.FT
BALCONY AREA: 111 SQ.FT
SBA: 2076 SQ.FT

FLOORS:

WING C - GROUND & FIRST FLOOR (DUPLEX)
WING C - SECOND & THIRD FLOOR (DUPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+3BAL
Facing - EAST

Type: 3 BHK Garden Ville

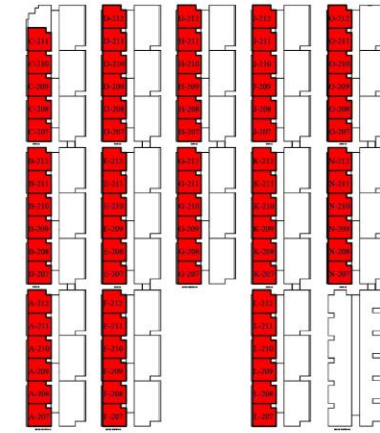
SBA: 2076 Sq.Ft



SECOND FLOOR



THIRD FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,B,D,E,F,G,H,J,K,L,N,O - 207 TO 212
C - 207 TO 211

CARPET AREA: 1371 SQ.FT
BALCONY AREA: 102 SQ.FT
SBA: 2104 SQ.FT

FLOORS:

WING A,B,D,E,F,G,H,J,K,L,N,O - SECOND & THIRD FLOOR (DUPLEX)
WING C - SECOND & THIRD FLOOR (DUPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+4T+2BAL
Facing - EAST

Type: 3 BHK Sky Ville

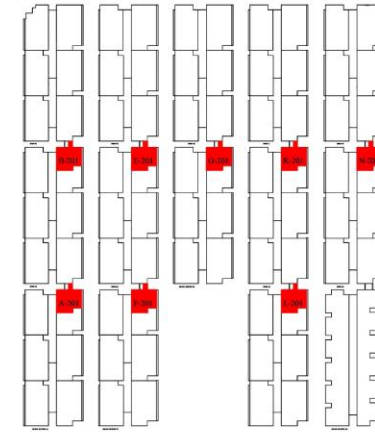
SBA: 2104 Sq.Ft



SECOND FLOOR



THIRD FLOOR



KEY PLAN:

VILLAMENTS NO'S :

201

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 164 SQ.FT
SBA: 2264 SQ.FT

FLOORS:

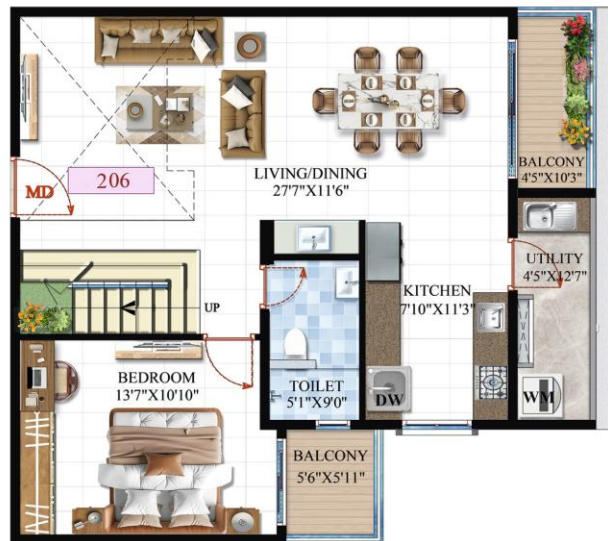
WING A,B,E,F,G,K,L,N - SECOND & THIRD FLOOR
(DUPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+4BAL
Facing - WEST

Type: 3 BHK Sky Ville

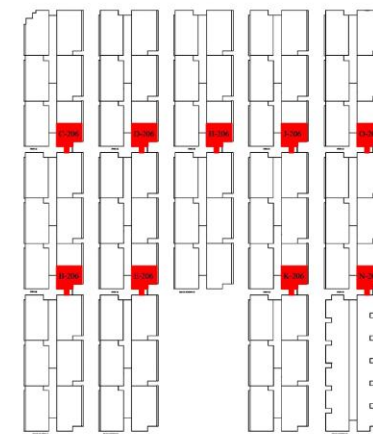
SBA: 2264 Sq.Ft



SECOND FLOOR



THIRD FLOOR



KEY PLAN:

VILLAMENTS NO'S :

206

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 167 SQ.FT
SBA: 2269 SQ.FT

FLOORS:

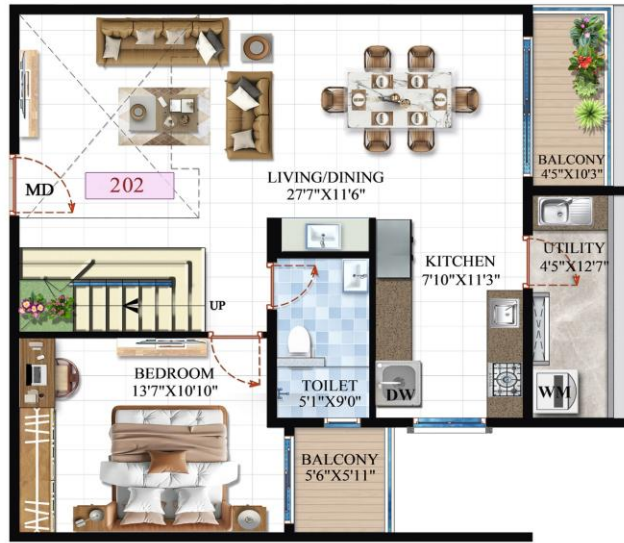
WING B,C,D,E,H,J,K,N,O - SECOND & THIRD FLOOR
(DUPLEX)

INDIVIDUAL UNIT PLANS:

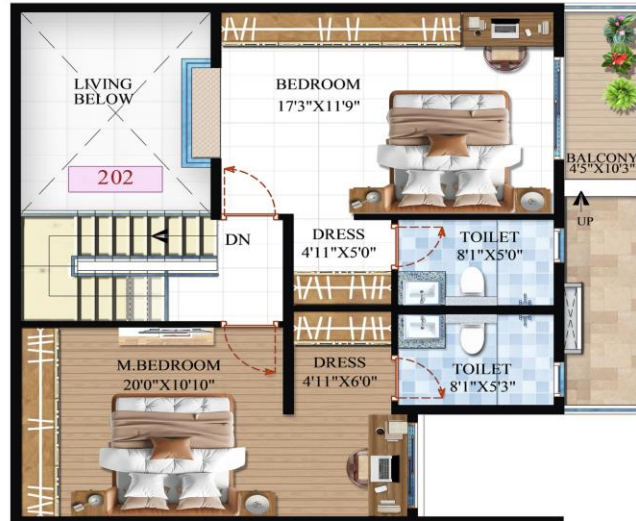
Type - 3BHK+3T+4BAL
Facing - WEST

Type: 3 BHK Sky Ville

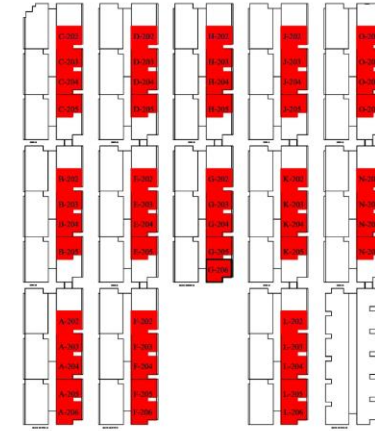
SBA: 2269 Sq.Ft



SECOND FLOOR



THIRD FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,F,G,L -202 TO 206
B,C,D,E,H,J,K,N,O -202 TO 205

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 123 SQ.FT
SBA: 2204 SQ.FT

FLOORS:

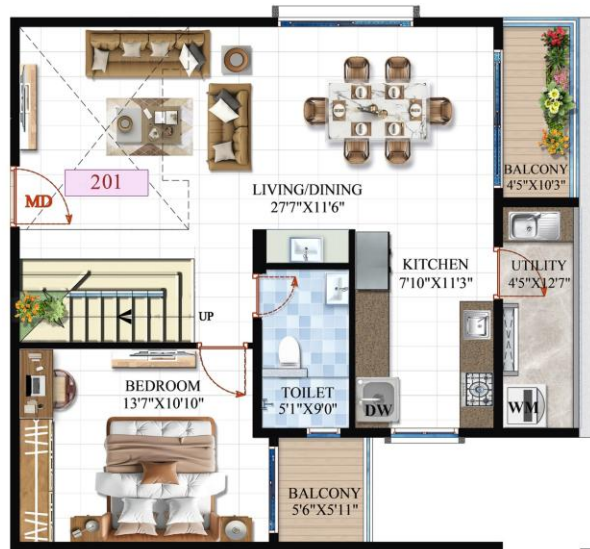
WING A,F,G,L - SECOND & THIRD FLOOR (DUPLEX)
WING B,C,D,E,H,J,K,N,O - SECOND & THIRD FLOOR (DUPLEX)

INDIVIDUAL UNIT PLANS:

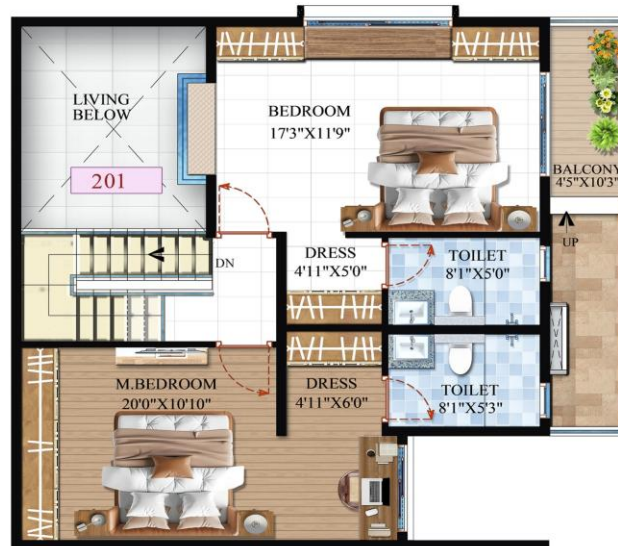
Type - 3BHK+3T+3BAL
Facing - WEST

Type: 3 BHK Sky Ville

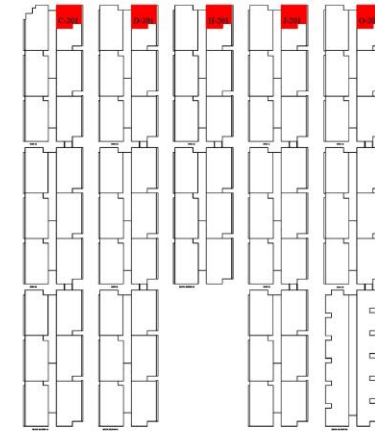
SBA: 2204 Sq.Ft



SECOND FLOOR



THIRD FLOOR



KEY PLAN:

VILLAMENTS NO'S :

201

CARPET AREA: 1420 SQ.FT
BALCONY AREA: 123 SQ.FT
SBA: 2204 SQ.FT

FLOORS:

WING C,D,H,J,O - SECOND & THIRD FLOOR
(DUPLEX)

INDIVIDUAL UNIT PLANS:

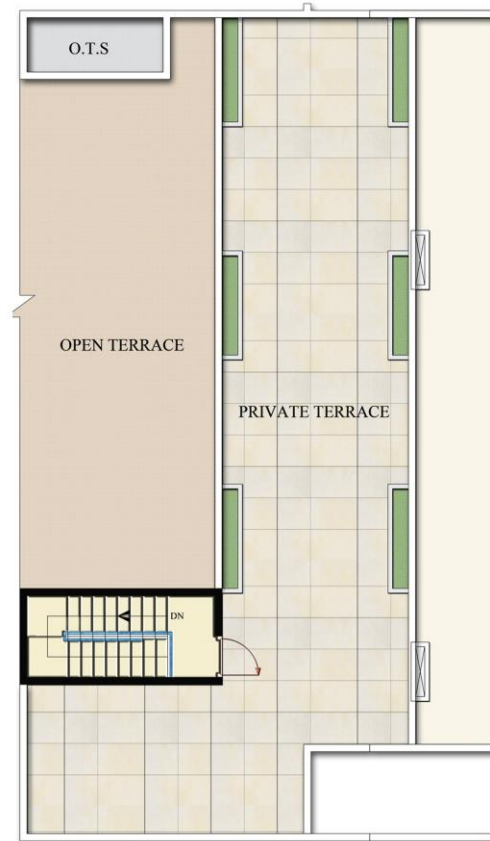
Type - 3BHK+3T+3BAL
Facing - WEST

Type: 3 BHK Sky Ville

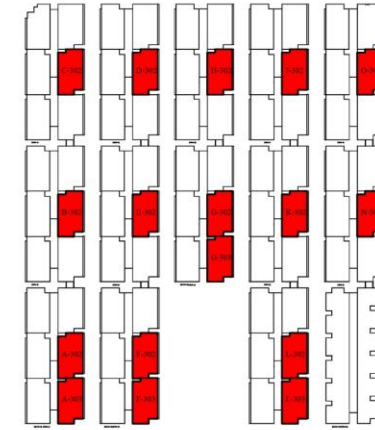
SBA: 2204 Sq.Ft



FOURTH FLOOR



TERRACE FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,B,C,D,E,F,G,H,J,K,L,N,O - 302
A,F,G,L - 303

CARPET AREA: 1485 SQ.FT
BALCONY AREA: 197 SQ.FT
SBA: 2403 SQ.FT
PRIVATE TERRACE: 1128 FT.SQ

FLOORS:

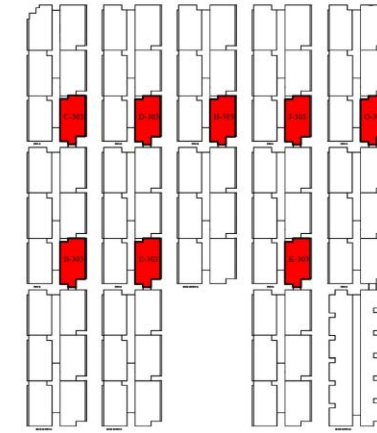
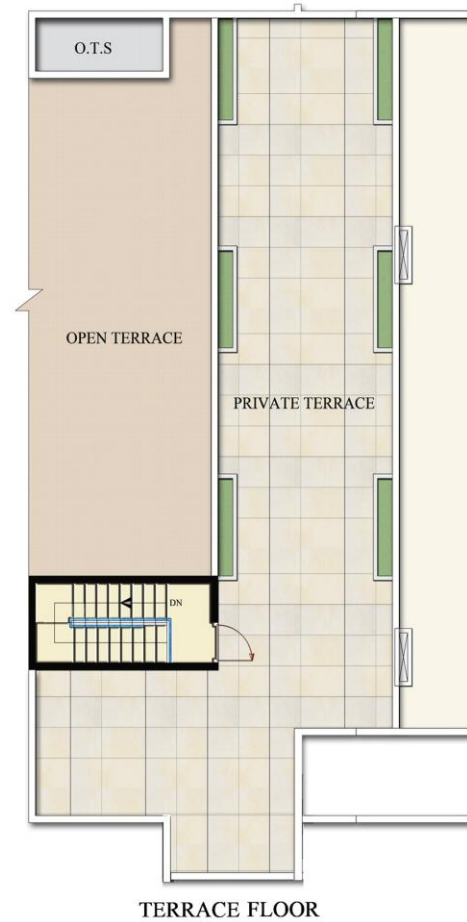
WING A,B,C,D,E,F,G,H,J,K,L,N,O - FOURTH FLOOR
(SIMPLEX WITH PRIVATE TERRACE)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+2BAL
Facing - WEST

Type: 3 BHK Penthouse

SBA: 2403 Sq.Ft



VILLAMENTS NO'S :

B,C,D,E,H,J,K,O - 303

CARPET AREA: 1485 SQ.FT
BALCONY AREA: 197 SQ.FT
SBA: 2403 SQ.FT
PRIVATE TERRACE: 1170 FT.SQ

FLOORS:

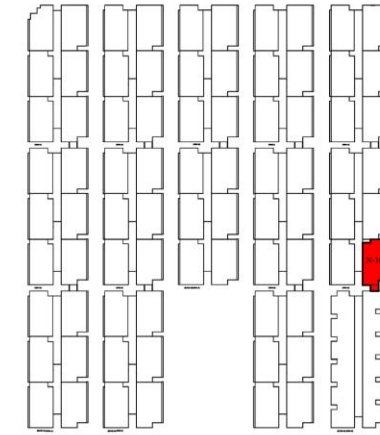
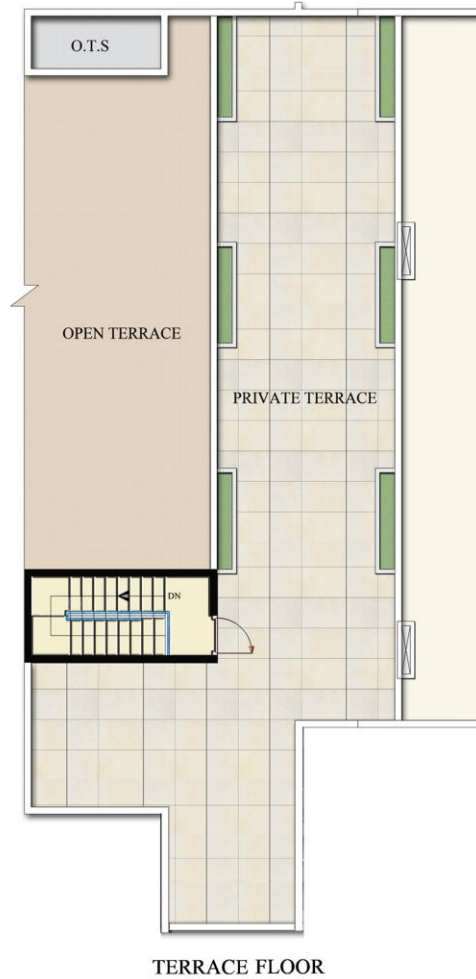
WING B,C,D,E,H,J,K,O - FOURTH FLOOR
(SIMPLEX WITH PRIVATE TERRACE)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+2BAL
Facing - WEST

Type: 3 BHK Penthouse

SBA: 2403 Sq.Ft



KEY PLAN:

VILLAMENTS NO'S :

N - 303

CARPET AREA: 1485 SQ.FT
BALCONY AREA: 197 SQ.FT
SBA: 2403 SQ.FT
PRIVATE TERRACE: 1212 FT.SQ

FLOORS:

WING N - FOURTH FLOOR (SIMPLEX WITH PRIVATE TERRACE)

INDIVIDUAL UNIT PLANS:

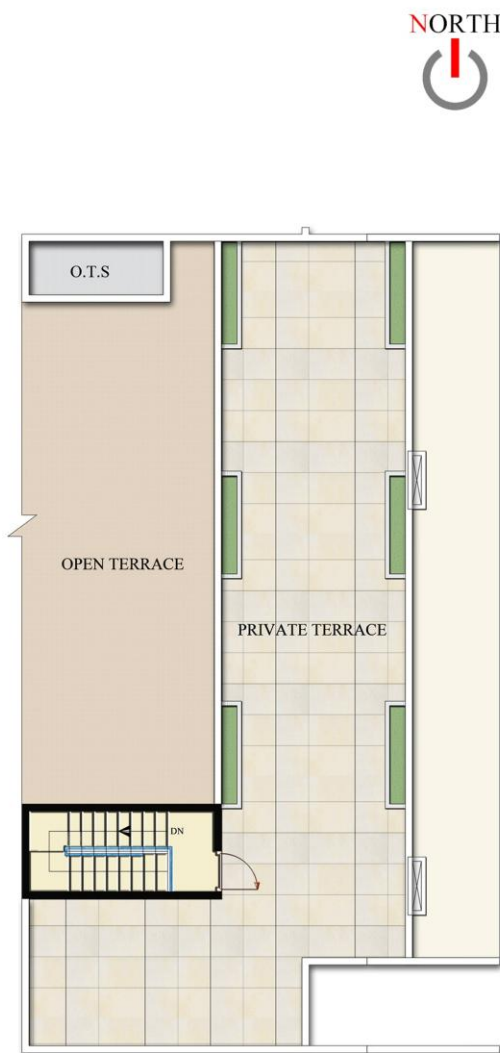
Type - 3BHK+3T+2BAL
Facing - WEST

Type: 3 BHK Penthouse

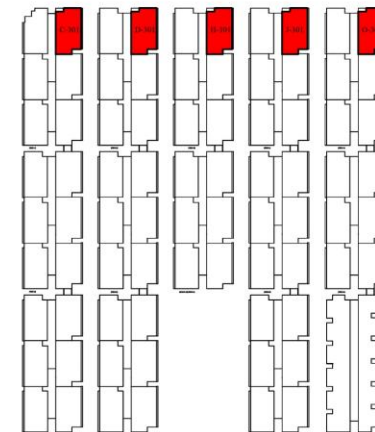
SBA: 2403 Sq.Ft



FOURTH FLOOR



TERRACE FLOOR



KEY PLAN:

VILLAMENTS NO'S :

C,D,H,J,O - 301

CARPET AREA: 1485 SQ.FT
BALCONY AREA: 197 SQ.FT
SBA: 2403 SQ.FT
PRIVATE TERRACE: 1031 FT.SQ

FLOORS:

WING C,D,H,J,O - FOURTH FLOOR
(SIMPLEX WITH PRIVATE TERRACE)

INDIVIDUAL UNIT PLANS:

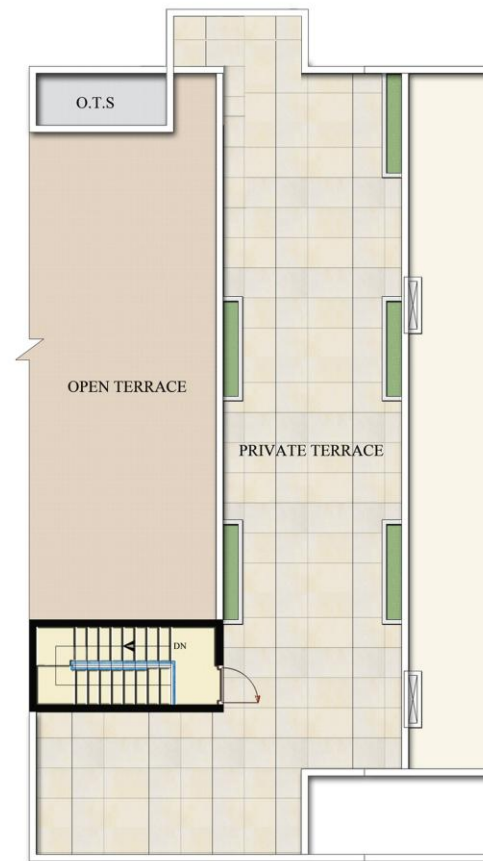
Type - 3BHK+3T+2BAL
Facing - WEST

Type: 3 BHK Penthouse

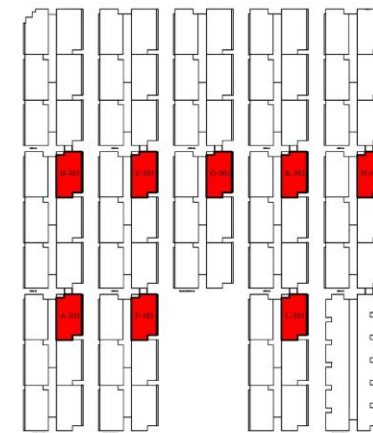
SBA: 2403 Sq.Ft



FOURTH FLOOR



TERRACE FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,B,E,F,G,K,L,N - 301

CARPET AREA: 1485 SQ.FT
BALCONY AREA: 197 SQ.FT
SBA: 2403 SQ.FT
PRIVATE TERRACE: 1065 FT.SQ

FLOORS:

Type - 3BHK+3T+2BAL
Facing - WEST

INDIVIDUAL UNIT PLANS:

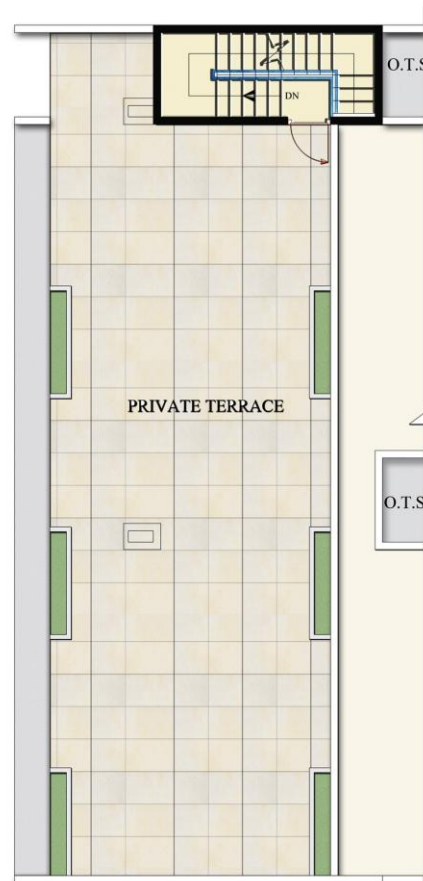
WING A,B,E,F,G,K,L,N - FOURTH FLOOR
(SIMPLEX WITH PRIVATE TERRACE)

Type: 3 BHK Penthouse

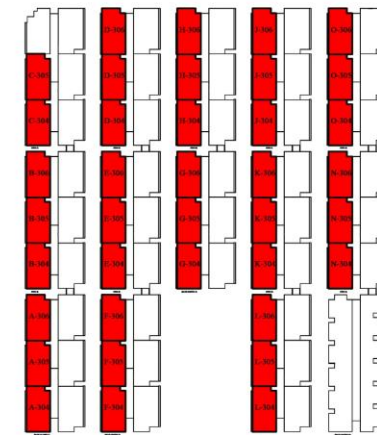
SBA: 2403 Sq.Ft



FOURTH FLOOR



TERRACE FLOOR



KEY PLAN:

VILLAMENTS NO'S :

A,B,D,E,F,G,H,J,K,L,N,O - 304 TO 306
C - 304 & 305

CARPET AREA: 1548 SQ.FT
BALCONY AREA: 139 SQ.FT
SBA: 2410 SQ.FT
PRIVATE TERRACE: 1074 SQ.FT

FLOORS:

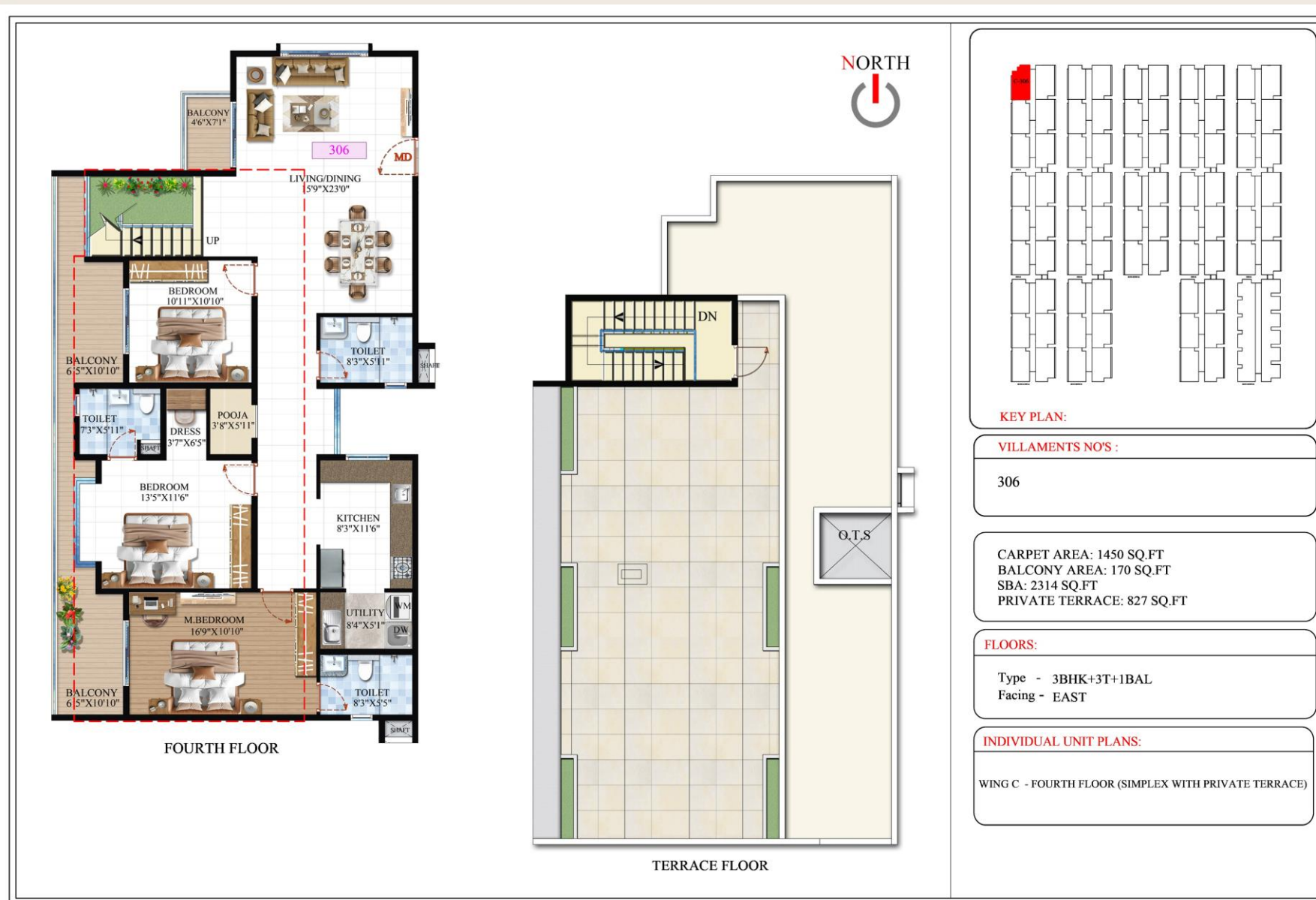
WING A,B,D,E,F,G,H,J,K,L,N,O - FOURTH FLOOR
(SIMPLEX WITH PRIVATE TERRACE)
WING C - FOURTH FLOOR (SIMPLEX WITH PRIVATE TERRACE)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+1BAL
Facing - EAST

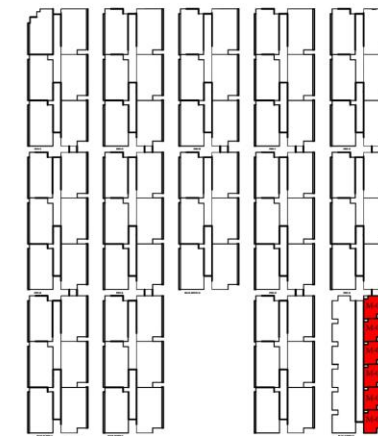
Type: 3 BHK Penthouse

SBA: 2410 Sq.Ft



Type: 3 BHK Penthouse

SBA: 2314 Sq.Ft



KEY PLAN:

VILLAMENTS NO'S :

GROUND FLOOR - 001 TO 006

FIRST FLOOR - 102 TO 106

CARPET AREA: 723 SQ.FT
BALCONY AREA: 83 SQ.FT
SBA: 1151 SQ.FT

FLOORS:

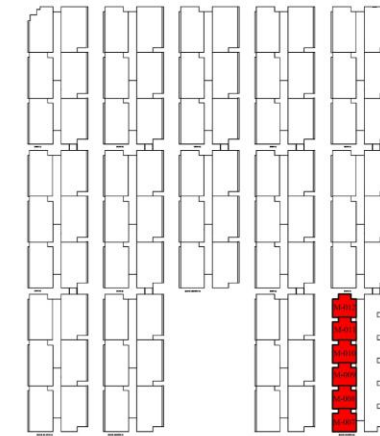
WING M - GROUND & FIRST FLOOR (SIMPLEX)

INDIVIDUAL UNIT PLANS:

Type - 2BHK+2T+2BAL
Facing - WEST

Type: 2 BHK Classic Ville

SBA: 1151 Sq.Ft



KEY PLAN:

VILLAMENTS NO'S :

007 TO 012	204 TO 209	404 TO 409
107 TO 112	304 TO 309	

CARPET AREA: 671 SQ.FT
BALCONY AREA: 56 SQ.FT
SBA: 1039 SQ.FT

FLOORS:

WING M - GROUND TO FOURTH FLOOR
(SIMPLEX)

INDIVIDUAL UNIT PLANS:

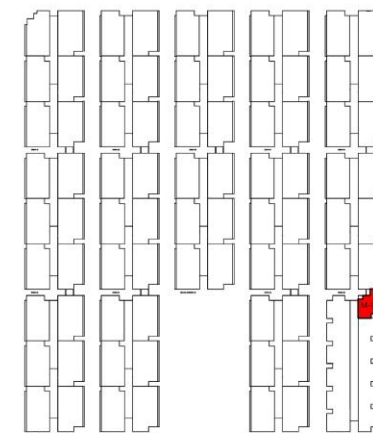
Type - 2BHK+2T+1BAL
Facing - EAST

Type: 2 BHK Classic Ville

SBA: 1039 Sq.Ft



FIRST FLOOR



KEY PLAN:

VILLAMENTS NO'S :

101

CARPET AREA: 723 SQ.FT
BALCONY AREA: 125 SQ.FT
SBA: 1211 SQ.FT

FLOORS:

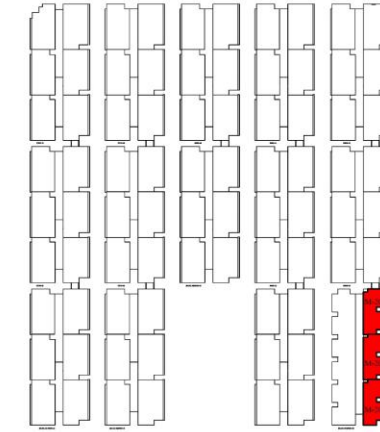
WING M - FIRST FLOOR (SIMPLEX)

INDIVIDUAL UNIT PLANS:

Type - 2BHK+2T+2BAL+TERRACE
Facing - WEST

Type: 2 BHK Classic Ville

SBA: 1211 Sq.Ft



KEY PLAN:

VILLAMENTS NO'S :

201 TO 203 302 & 303 401 TO 403

CARPET AREA: 1487 SQ.FT
BALCONY AREA: 134 SQ.FT
SBA: 2316 SQ.FT

FLOORS:

WING M - SECOND TO FOURTH FLOOR
(SIMPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+3BAL
Facing - WEST

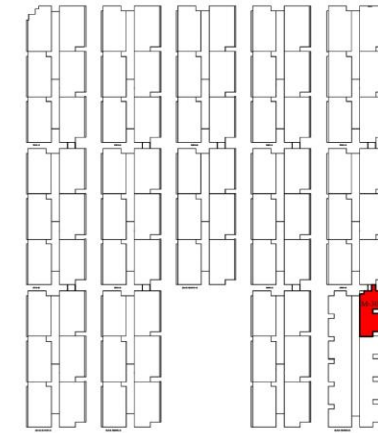
SECOND TO FOURTH FLOOR

Type: 3 BHK Classic Ville

SBA: 2316 Sq.Ft



THIRD FLOOR



KEY PLAN:

VILLAMENTS NO'S :

301

CARPET AREA: 1487 SQ.FT
BALCONY AREA: 176 SQ.FT
SBA: 2374 SQ.FT

FLOORS:

WING M - THIRD FLOOR (SIMPLEX)

INDIVIDUAL UNIT PLANS:

Type - 3BHK+3T+3BAL+TERRACE
Facing - WEST

Type: 3 BHK Classic Ville

SBA: 2374 Sq.Ft

About SBR GROUP

SBR Group is an integrated real estate development firm that fulfills all requirements that translates customers dreams of quality living space into reality. SBR GROUP successfully delivered several Infrastructural activities like the Layout Formation, Commercial and Residential complexes. This Group is a brainchild of successful entrepreneurs from different walks of life coming together for the sole purpose of developing infrastructure that meets the requirements of End User.



Why SBR GROUP?

Building Trust with Every Home

With years of experience and a reputation for delivering quality, SBR Group is committed to creating sustainable and customer-focused communities. Your dream home is our priority.

Since its inception, SBR has believed that there is only one mantra: "Never Compromise on Quality"

SBR Group Completed Projects List



SBR The Nest

Whitefield

Residential



SBR Horizon

Whitefield

Commercial & Residential



SBR Tejas

Whitefield

Commercial & Residential



SBR Gokulam

Whitefield

Commercial & Residential



SBR Keerthi

Old Madras Road

Commercial & Residential



SBR Pravanika

Old Madras Road

Residential



SBR Keerthi Prime

Old Madras Road

Residential



SBR Central

Kannamangala

Commercial

SBR Group Projects Under Development



SBR Towers

Sarjapur Road

Commercial



SBR Lucky Mall

Electronic City

Commercial



SBR Earth & Sky

Kannamangala

Residential – High End
Villaments



SBR Minara

Whitefield

Commercial & Residential



SBR Florenso

Whitefield

Residential – High End
Villaments



SBR One Residence

Whitefield

Commercial & Residential



SBR Magnus

Katamnallur

Residential



SBR Global
Queen's Ville

Mysore Road, Kumbalgodu.

PRM/KA/RERA/1251/310/PR/240625/007865



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