ROOM · LAYOUT 2

A guest room, delivered white.



PRICE, EX-WORKS INDIA · GST EXTRA

₹7,00,000

18′-0″ × 11′-2½″ · 202 sqft
One room · attached toilet
White fibre-cement exterior

01 — THE ROOM

One room, one toilet, one set-down.

The Room is the smaller of the two Swiss products: a single guest room with its own bathroom, built on a steel frame and closed in white fibre-cement panels. It leaves the factory finished — floor, walls, ceiling, fittings, wiring and plumbing — and is set down on the base you prepare.

There is no plaster, no paint and no tiling done on site. The envelope is a boarded steel box with a rubber-sheet floor and an eighteen-foot glazed face; the bathroom is partitioned inside it, with its services brought to a single connection point.

White-clad

Smooth matte white fibre-cement panels with flush joints. No timber to oil, weather or replace.

Steel frame

Hot-formed MS chassis and frame, closed with 12 mm fibre-cement board both faces.

Stone tile floor

12 mm board deck, rubber sheet enclosure, then a stone tile finish laid on top — quiet underfoot, hard-wearing on the surface.



02 — SPECIFICATION

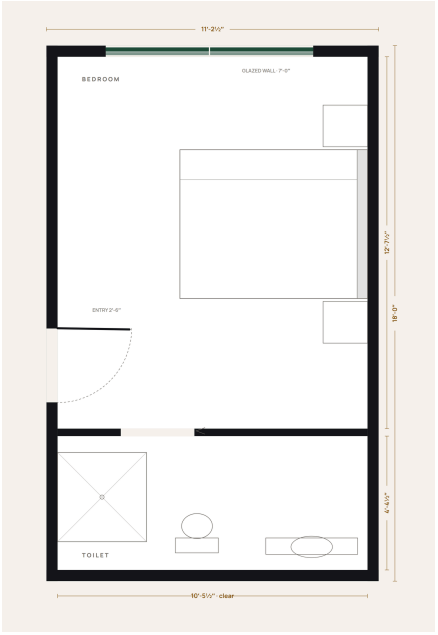
18′-0″ × 11′-2½″ · 202 sqft.

ENVELOPE

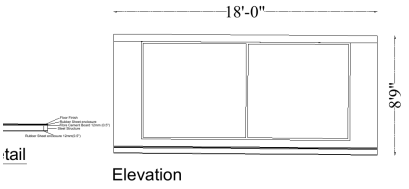
Overall length	18′-0″ · 5.49 m
Overall width	11′-2½″ · 3.41 m
Gross area	202 sqft · 18.7 m²
Bedroom clear	12′-7½″ × 10′-5½″
Overall height	8′-9″ · 2.67 m
Clear height	7′-9″ · 2.36 m

BUILD-UP

Structure	Steel frame and chassis
Wall board	Fibre cement 12 mm (0.5″)
Floor	FCB deck · rubber sheet + stone tile
Exterior	White fibre-cement cladding
Glazing	Full-height, dark frames
Bathroom	WC · basin · shower



Plan · drawn to Layout 2 · 18′-0″ × 11′-2½″



Elevation · 18′-0″ × 8′-9″

03 — COMMERCIAL

₹7,00,000 ex-works.

One room, complete: white-clad envelope, glazed wall, attached toilet, stone tile floor over a rubber deck, painted lining, factory-fitted electrical and plumbing brought to one point.

Price	₹7,00,000 · ex-works + GST
Booking advance	₹1,75,000 · 25%
Balance	₹5,25,000 before dispatch
Lead time	4–6 weeks
Warranty	1 year
Volume discount	2 rooms 5% · 3+ 10%

Transport	Quoted per site
Foundation	By client, to our drawing
On-site work	Setting, sealing, connections
Air conditioning	On extra cost
Approvals	Client scope

BOOK A BUILD SLOT

WhatsApp **+91 95690 79497**
Pay the advance online — message us for the secure link

ALSO FROM SWISS SUITES

The Suite — 18′-0″ × 14′-10″, 267 sqft, two modules. **₹10,00,000** ex-works.