



ROVER
CAPSULE HOMES

The Capsule Range

PRICE GUIDE 2025

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ROVER CONSTRUCTION PTY LTD
ABN 34 654 850 558 • NSW 2134

Nine capsule models, delivered complete, craned into place and connected in a day. This guide sets out what each one costs, what comes with it and what your site needs.

One piece, finished

A Rover capsule is not a kit and not a shell. It leaves the factory with the flooring, linings, lighting, bathroom, kitchen services, air conditioning and smart systems already installed and tested. On site it is craned onto its footings, levelled and connected — which is why a capsule is habitable in days rather than the months a conventional build takes.

Designed for difficult sites

Because the structure is a seismic-rated steel frame sitting on point footings, a capsule can go where a slab cannot: sloping blocks, sandy or rocky ground, elevated decks, bushland. The ground works package is a fraction of a conventional build, and it is reversible — the capsule can be lifted and moved again.

Manufactured by Rover, supplied in Australia

The capsules are manufactured in our own facility to a single specification, then supplied, delivered and supported in Australia by Rover Construction Pty Ltd (ABN 34 654 850 558). You deal with an Australian company, under Australian consumer law, at prices quoted in Australian dollars inclusive of GST.

If none of the nine fits

The shell system supports custom lengths and interior layouts. Send us a sketch or a description of what you need at info@rovercapsule.com and we will come back with a plan and a fixed price.

Every price in this guide is in Australian dollars and includes GST.

The specification below is standard across all nine models. It is not an upgrade path — this is what arrives.

STRUCTURE AND SHELL



Seismic-rated steel structure

Every capsule is built on a seismic system steel structure, which is what allows the shell to be craned, transported and set down on point footings rather than a full slab.



Aviation aluminium shell

The outer shell uses an aviation aluminium system — light enough to transport economically, and stable enough to hold the panel lines that give the capsule its shape.



Double-glazed tempered hollow glass

Heat- and sound-insulating double-layer tempered hollow glass across all glazed faces, which is what makes a mostly-glass building comfortable in summer and quiet at night.



Fire-resistant foamed polyurethane panel

A patented fire-resistant foamed polyurethane layer panel forms the insulated core of the shell.

INTERIOR AND SYSTEMS



Delivered fully finished

Environmental flooring, ceiling and wall linings, top-brand wiring and water pipework, lighting, sanitary ware, air conditioning, water heater, toilet, shower facilities and smart curtains are all installed before the capsule leaves the factory.



Whole-house smart control

Voice control throughout, smart door lock and smart curtains as standard — not an upgrade.



Concealed services

A concealed, anti-noise equipment room keeps the plant out of the living space. Water supply and drainage run through a cold-protection system, with steel structure supports and stationary ring accessories supplied for fixing down.

THE RANGE AT A GLANCE

MODEL	DIMENSIONS	FLOOR AREA	CAPACITY	PRICE INC. GST
V312	L 11.5m × W 3.3m × H 3.15m	38.0 m ²	2–4 guests	\$19,800
R306	L 6.5m × W 3.3m × H 3.15m	21.5 m ²	1–2 guests	\$22,400
V306	L 6.5m × W 3.3m × H 3.15m	21.5 m ²	1–2 guests	\$23,400
R308	L 8.5m × W 3.3m × H 3.15m	28.1 m ²	2–3 guests	\$30,700
V309	L 9.5m × W 3.3m × H 3.15m	31.4 m ²	2–3 guests	\$33,400
V309N	L 9.5m × W 3.3m × H 3.15m	31.4 m ²	2–3 guests	\$33,700
R312	L 11.5m × W 3.3m × H 3.15m	38.0 m ²	2–3 guests	\$37,900
S312	L 6.5m × W 3.3m × H 3.15m	21.5 m ²	1–2 guests	\$46,400
R306S	L 6.5m × W 3.0m × H 3.15m	19.5 m ²	Commercial use	Price on application

Prices are in Australian dollars and include GST. Freight, crane hire, footings and services connection are quoted separately against your address.



ROVER
CAPSULE HOMES

The Range

NINE MODELS, IN DETAIL

Each model is shown across two pages: the capsule and its specification, then the floor plan, a room-by-room walkthrough and exactly what the price does and does not cover.

V312

\$19,800
AUD INC. GST

The most floor area in the range, at the entry price



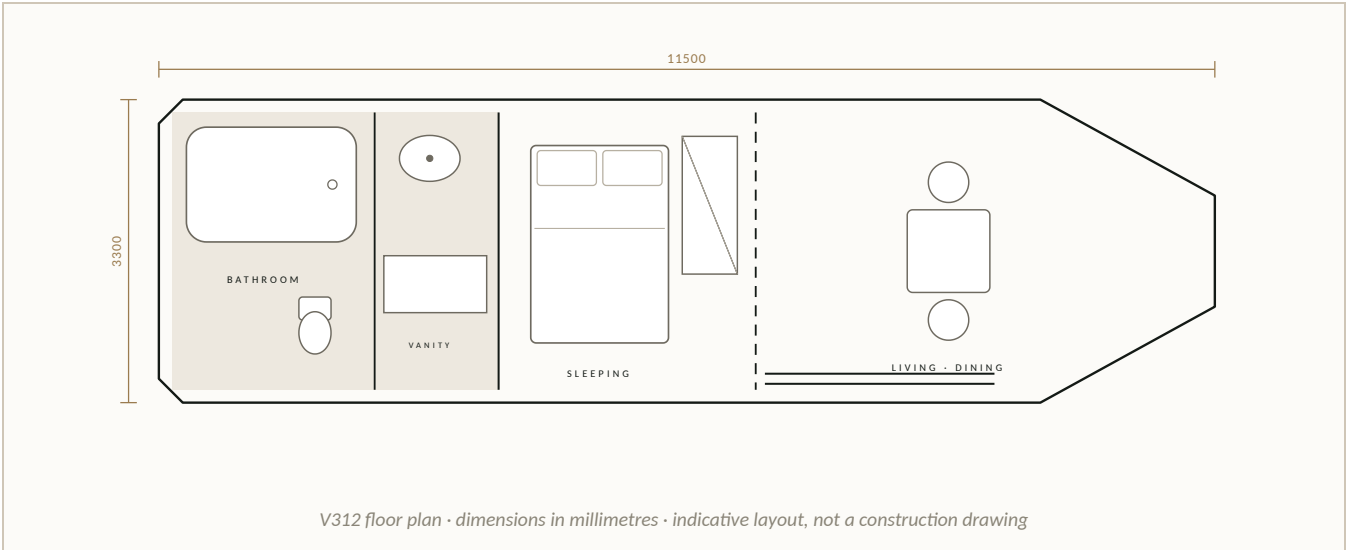
DIMENSIONS	FLOOR AREA	CAPACITY
11.5m × 3.3m × 3.15m	38.0 m ²	2–4 guests

The V312 is the longest capsule we build and the most generous inside, and it sits at the entry point of the range. It is the model to look at first if floor area per dollar is the thing that decides it.

BEST SUITED TO

Elevated decks, sloping sites, tourism cabins, extended-family accommodation

The angular V-series shell carries its full height right through to the glazed nose, so the living end feels like a room rather than the tapered tail you get on a caravan. Because the whole capsule sits on a seismic-rated steel frame and lands on point footings, it suits elevated decks, sloping blocks and uneven ground where a conventional build would need retaining and a slab.



Bathroom	3.6 m of the length is given over to a full wet zone: a freestanding bath against the end wall, a separate toilet, and a vanity with basin. It is the only capsule in the range with a bath as standard.
Sleeping	A queen bed sits crosswise with its head to the rear wall and a full-height robe beside it. Bedside circulation on both sides.
Living and dining	The remaining 5 m runs open to the glazed nose, holding a dining setting and lounge seating with glazing on three sides.

INCLUDED IN THE PRICE

- The capsule, built and fitted out to the specification on page 3
- All interior finishes, joinery, sanitary ware and lighting, installed
- Air conditioning, water heater and the concealed equipment bay
- Smart lock, voice control and smart curtains
- Internal wiring and plumbing, terminated ready for connection
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

At 38 m² of external footprint this is the largest capsule to place and the heaviest to crane. Confirm truck access and crane standing before you commit to a date.

R306

\$22,400
AUD INC. GST

The classic Rover capsule



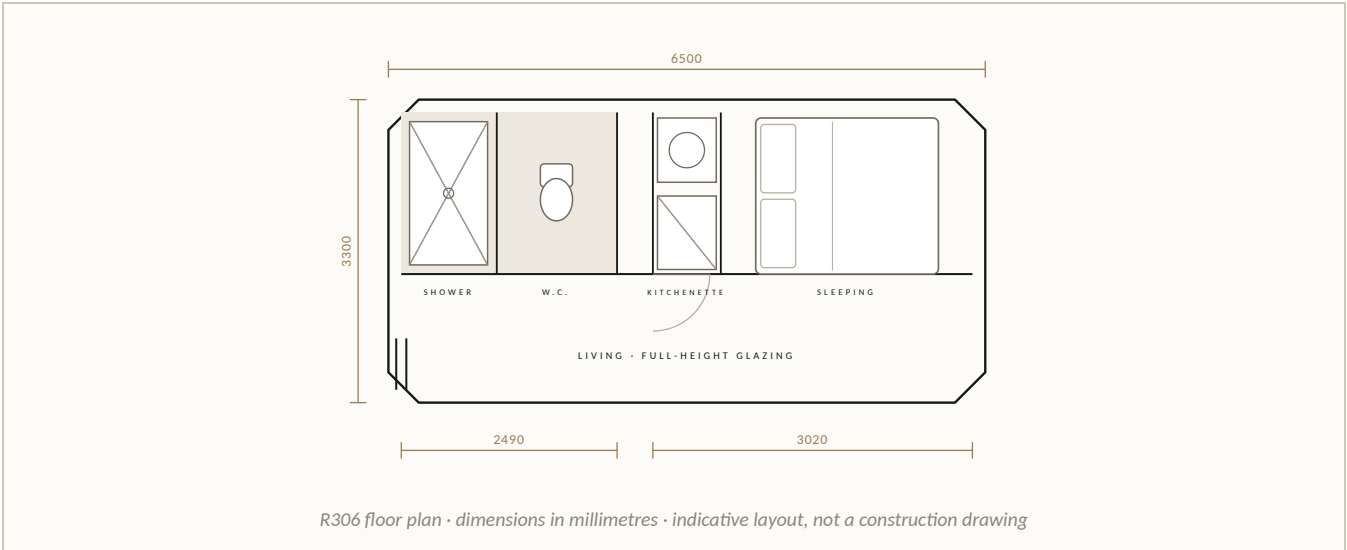
DIMENSIONS	FLOOR AREA	CAPACITY
6.5m × 3.3m × 3.15m	21.5 m ²	1–2 guests

The R306 is the capsule most people picture: a compact rounded shell with a full-height glazed face. Its small footprint makes it the easiest in the range to place on a standard suburban block, and the easiest to get down a driveway.

BEST SUITED TO

Backyard studios, guest accommodation, short-stay rentals, small resort clusters

Everything services-related is pushed into a 1.9 m deep band along the back wall, which leaves a clear one-metre circulation strip running the full length of the glazed front. That is what stops a 6.5 m building feeling like a corridor. It works as a single unit or in clusters — the shell lines are designed to sit side by side.



Wet zone	The first 2.49 m holds a walk-in shower and a separate toilet, each in its own compartment, both ducted to the concealed equipment bay.
Kitchenette and robe	A bench with sink and under-bench storage, with a full-height hanging robe directly below it in the same band.
Sleeping	The last 3.02 m carries a queen bed with its head to the partition and glazing along the whole front face.

INCLUDED IN THE PRICE

- The capsule, built and fitted out to the specification on page 3
- All interior finishes, joinery, sanitary ware and lighting, installed
- Air conditioning, water heater and the concealed equipment bay
- Smart lock, voice control and smart curtains
- Internal wiring and plumbing, terminated ready for connection
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

21.5 m² is a studio, not a two-room dwelling — there is no separation between the bed and the living strip. If you need a door between sleeping and living, start at the R308.

V306

\$23,400
AUD INC. GST

Compact V-series with wraparound glazing



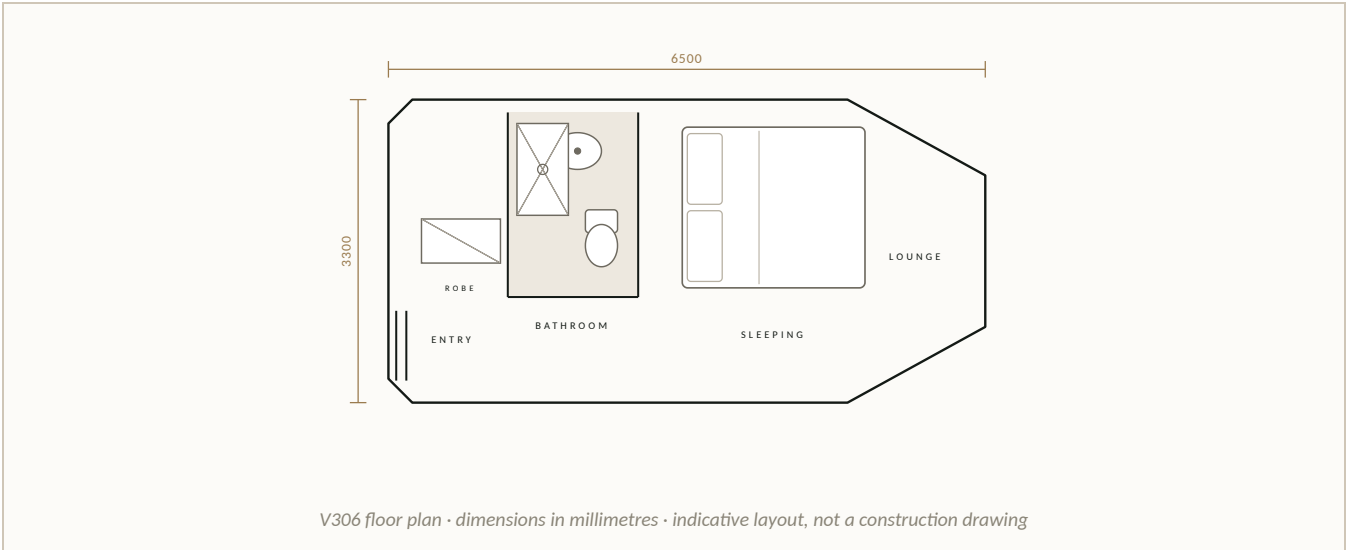
DIMENSIONS	FLOOR AREA	CAPACITY
6.5m × 3.3m × 3.15m	21.5 m ²	1–2 guests

The V306 takes the same 6.5 m footprint as the R306 and applies the angular V-series shell with a wraparound glazed corner. Same floor area, noticeably more open inside, and a much stronger sight line out to the setting.

BEST SUITED TO

Garden and poolside placement, feature accommodation, display and hospitality use

The plan is arranged the other way round to the R306: you enter at the solid end into a small vestibule with the robe, pass the bathroom block, and the space opens out to the glazed nose. Arriving through the closed end and turning into the view is the whole point of the model.



Entry	A sliding door at the solid end opens into a vestibule with a hanging robe — somewhere to put bags and wet coats before you are standing in the bedroom.
Bathroom	A 1.4 m wide enclosed block mid-plan with shower, basin and toilet, keeping the wet services in one place and screening the bed from the entry.
Sleeping and lounge	A queen bed with the glazed nose beyond it, giving a seating corner inside the angled glass.

INCLUDED IN THE PRICE

- The capsule, built and fitted out to the specification on page 3
- All interior finishes, joinery, sanitary ware and lighting, installed
- Air conditioning, water heater and the concealed equipment bay
- Smart lock, voice control and smart curtains
- Internal wiring and plumbing, terminated ready for connection
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

Same 21.5 m² as the R306 for \$1,000 more. You are paying for the shell geometry and the glazing, not for extra room.

R308

\$30,700
AUD INC. GST

The size most operators settle on



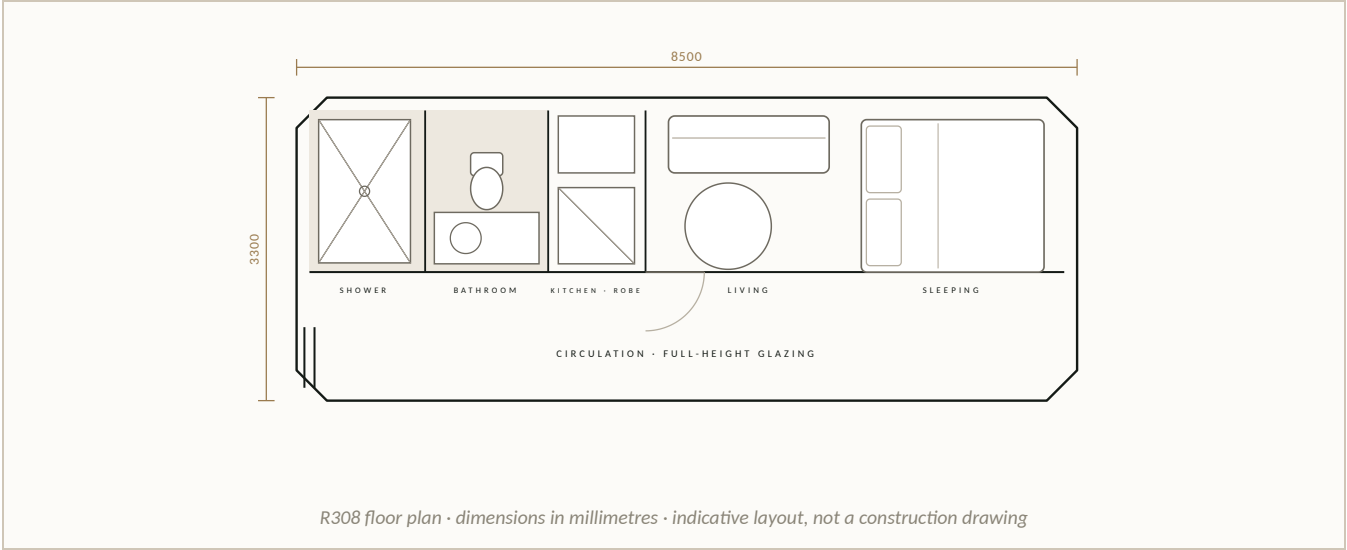
DIMENSIONS	FLOOR AREA	CAPACITY
8.5m × 3.3m × 3.15m	28.1 m ²	2–3 guests

At 8.5 m the R308 is the first capsule in the range with a genuine separation between the sleeping and living zones, and it does it without moving into the largest transport dimensions. It is the size most operators land on once they have run the numbers.

BEST SUITED TO

Resort and retreat accommodation,
event venues, permanent guest suites

The extra two metres over the R306 go into a living zone — a sofa and a low table between the kitchen and the bed — so two people can be in the capsule doing different things. That is the practical difference between a room and accommodation.



Wet zone	Walk-in shower and a separate bathroom with toilet and basin, backing onto the concealed equipment bay.
Kitchen and robe	A bench with under-bench storage and a full-height robe alongside.
Living	A sofa against the rear wall with a round low table, sitting against the glazed front — the zone the R306 does not have.
Sleeping	A queen bed at the far end with bedside cabinets both sides and glazing along the front face.

INCLUDED IN THE PRICE

- The capsule, built and fitted out to the specification on page 3
- All interior finishes, joinery, sanitary ware and lighting, installed
- Air conditioning, water heater and the concealed equipment bay
- Smart lock, voice control and smart curtains
- Internal wiring and plumbing, terminated ready for connection
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

The living and sleeping zones are separated by layout, not by a wall. If you need a closing door between them, the R312 is the model that gives you one.

V309

\$33,400
AUD INC. GST

V-series with an integrated terrace



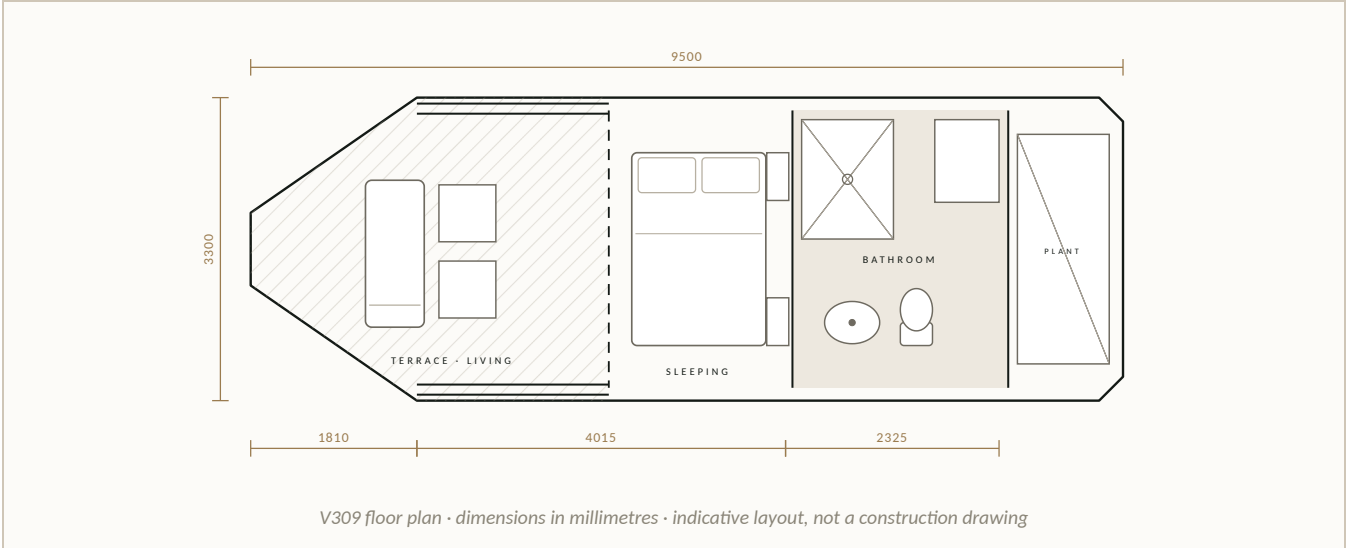
DIMENSIONS	FLOOR AREA	CAPACITY
9.5m × 3.3m × 3.15m	31.4 m ²	2–3 guests

The V309 gives up interior floor area to gain an integrated glazed terrace at the nose — 1.8 m of covered outdoor deck inside the capsule outline, under the same roof and on the same structure. It is the model most often specified for coastal and waterfront sites.

BEST SUITED TO

Coastal and waterfront accommodation, elevated pier and stilt installations

The reasoning is simple: on a site where the outlook is the product, a covered deck that does not need separate footings, separate approval or separate weatherproofing earns its space. The terrace is open on three sides and glazed the full height, so it reads as part of the living space rather than an add-on.



Terrace and living	The first 1.81 m is open covered deck; the living zone behind it carries a sofa and side tables with sliding glass to both long faces.
Sleeping	A queen bed crosswise, screened from the living zone, with wardrobes to both sides at the head.
Bathroom	A 2.32 m block with a walk-in shower, separate toilet, basin and a storage shelf, backing onto the plant space at the closed end.

INCLUDED IN THE PRICE

- The capsule, built and fitted out to the specification on page 3
- All interior finishes, joinery, sanitary ware and lighting, installed
- Air conditioning, water heater and the concealed equipment bay
- Smart lock, voice control and smart curtains
- Internal wiring and plumbing, terminated ready for connection
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

31.4 m² is the external footprint including the terrace, so the enclosed interior is smaller than the R312's for a similar footprint. That trade is the point of the model.

V309N

\$33,700
AUD INC. GST

The V309 in the dark finish



DIMENSIONS	FLOOR AREA	CAPACITY
9.5m × 3.3m × 3.15m	31.4 m ²	2–3 guests

Mechanically the V309N is a V309: same shell, same plan, same terrace, same specification. The difference is a dark anodised exterior and integrated perimeter lighting, for \$300.

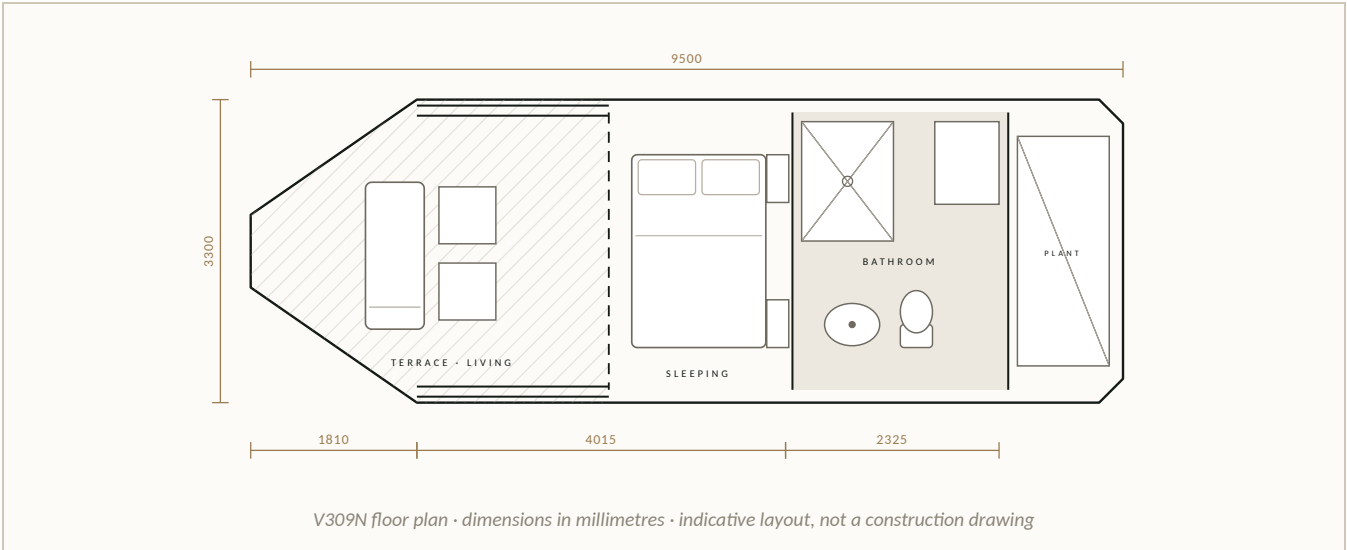
BEST SUITED TO

Feature accommodation, night-lit installations, design-led hospitality

V309N

FLOOR PLAN & DETAIL

It is worth the \$300 when the capsule is meant to be the landmark on the site rather than disappear into it. The dark shell reads as a single mass in daylight and the perimeter lighting outlines the whole footprint after dark, which is why it photographs the way it does in the listings.



Terrace and living	Identical to the V309 — 1.81 m of covered deck at the nose opening into the living zone.
Sleeping	Queen bed crosswise with wardrobes to both sides.
Bathroom	The same 2.32 m wet block with shower, toilet, basin and storage.

INCLUDED IN THE PRICE

- The capsule, built and fitted out to the specification on page 3
- All interior finishes, joinery, sanitary ware and lighting, installed
- Air conditioning, water heater and the concealed equipment bay
- Smart lock, voice control and smart curtains
- Internal wiring and plumbing, terminated ready for connection
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

Dark exteriors run hotter in direct sun and show dust and salt more readily than the light finish. On an exposed coastal site, budget for more frequent washing down.

R312

\$37,900
AUD INC. GST

The largest R-series — a dwelling rather than a cabin



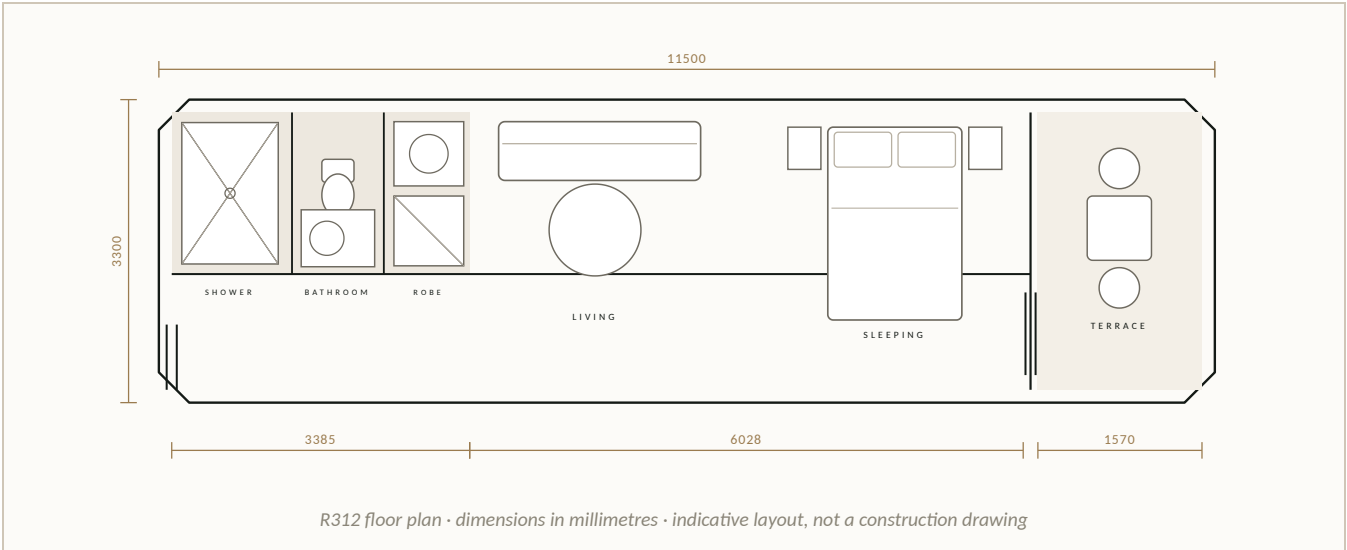
DIMENSIONS	FLOOR AREA	CAPACITY
11.5m × 3.3m × 3.15m	38.0 m ²	2–3 guests

The R312 runs the rounded R-series shell out to the full 11.5 m transport length and uses it properly: a 3.4 m service block, a 6 m living and sleeping run, and a 1.57 m terrace at the end, all under one shell.

BEST SUITED TO

Permanent living, long-stay accommodation, premium rental stock

This is the model that stops being a cabin. There is room for a separated bedroom, a full living zone with a sofa, a proper bathroom with the shower and toilet in their own compartments, and a covered terrace — which puts it in the territory of a permanent dwelling for one or two people.



Service block — 3.385 m	Walk-in shower, a separate toilet compartment, a vanity with basin, and a full-height robe, all backing onto the concealed equipment bay.
Living and sleeping — 6.028 m	A sofa and low table at the living end, then the queen bed crosswise with bedside cabinets, sitting behind the glazed front.
Terrace — 1.570 m	Covered outdoor space at the far end with sliding access, inside the capsule outline and under the same roof.

INCLUDED IN THE PRICE

- The capsule, built and fitted out to the specification on page 3
- All interior finishes, joinery, sanitary ware and lighting, installed
- Air conditioning, water heater and the concealed equipment bay
- Smart lock, voice control and smart curtains
- Internal wiring and plumbing, terminated ready for connection
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

Same 38 m² footprint as the V312 for \$18,100 more. The money buys the R-series shell, the separated bathroom compartments and the terrace — not extra floor area.

S312

\$46,400
AUD INC. GST

The highest specification in the range



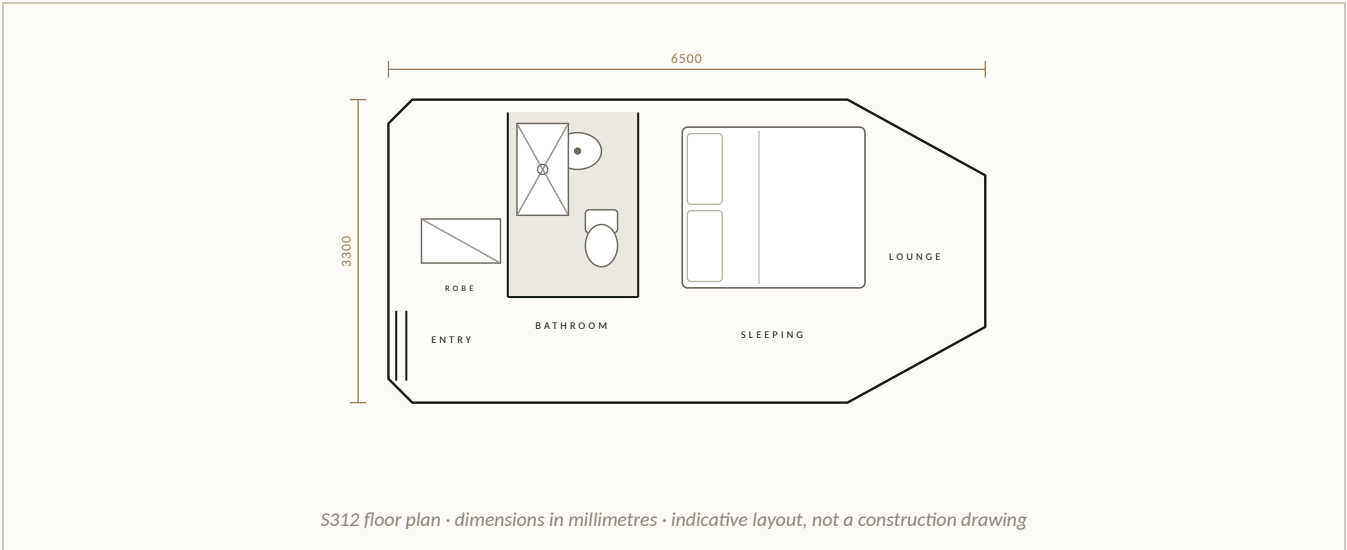
DIMENSIONS	FLOOR AREA	CAPACITY
6.5m × 3.3m × 3.15m	21.5 m ²	1–2 guests

The S-series is the flagship. It carries the same 6.5 m footprint and the same plan as the V306, but with the highest specification we offer across the shell, the glazing, the interior finishes and the smart systems.

BEST SUITED TO

Flagship display units, premium short-stay, design showcases

It is the most expensive capsule per square metre in the range by a wide margin, and it is bought for a specific reason: as a display unit, a flagship rental, or the one capsule on a site that has to carry the brand. If you want floor area, buy the V312 for less than half the money. If you want the best-finished object we make at 6.5 m, this is it.



Entry	Sliding door at the solid end into a vestibule with the robe.
Bathroom	Enclosed mid-plan block with shower, basin and toilet.
Sleeping and lounge	Queen bed with a seating corner inside the glazed nose.

INCLUDED IN THE PRICE	NOT INCLUDED
□ The capsule, built and fitted out to the specification on page 3 □ All interior finishes, joinery, sanitary ware and lighting, installed □ Air conditioning, water heater and the concealed equipment bay □ Smart lock, voice control and smart curtains □ Internal wiring and plumbing, terminated ready for connection □ Steel structure supports and fixing accessories	— Freight to your address — quoted separately against your postcode — Crane hire and traffic management on the day — Footings or piers, and any earthworks or retaining — Connection of power, water and waste by your local licensed trades — Council application fees and any planning or building consent — Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

21.5 m² at \$46,400 is \$2,158 per square metre — the highest in the range. Look at this model for the finish level, not the space.

R306S

Price on application

Retail and commercial pod — delivered as an open shell



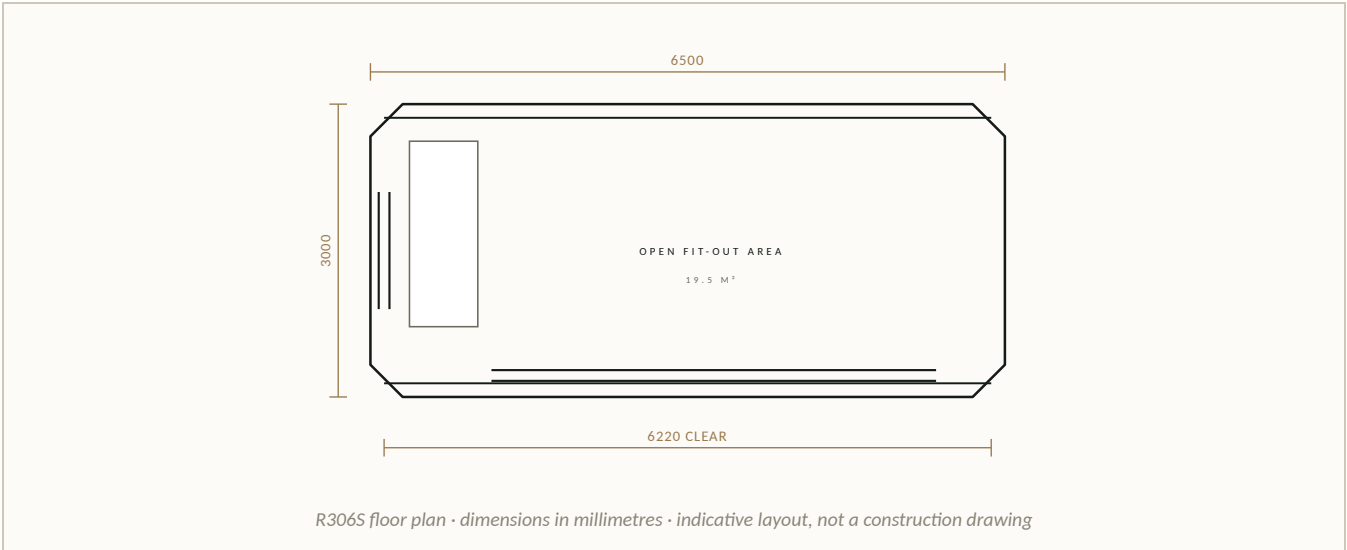
DIMENSIONS	FLOOR AREA	CAPACITY
6.5m × 3.0m × 3.15m	19.5 m ²	Commercial use

The R306S is the commercial variant: a fully glazed pod built for plazas, forecourts, campuses and retail frontages rather than for sleeping. It arrives as a finished, weathered, serviced shell with an open floor for you to fit out.

BEST SUITED TO

Retail kiosks, pop-up stores, information and sales pods, campus and plaza installations

The structure, the shell, the glazing and the services are shared with the residential range, so it behaves the same way on site — craned in, levelled on footings, connected by local trades. What changes is the inside: no bathroom, no bedroom, no fixed joinery, just 6.2 m of clear floor and glazing on three sides.



Open floor	6.22 m of clear length by 3.0 m external width, with a service wall at the closed end for power, data and any plumbing your fit-out needs.
Glazed frontage	Full-height glazing along the long face and both ends, with sliding access to the front.
Fit-out	Counters, shelving, refrigeration and signage are specified by you and fitted either in the factory or on site.

INCLUDED IN THE PRICE

- The pod: structure, shell, glazing and roof, weathered and finished
- Full-height glazing to the long face and both ends, with sliding access
- Lighting and the concealed equipment bay
- Internal wiring and plumbing, terminated ready for connection
- A service wall at the closed end for power, data and plumbing
- Steel structure supports and fixing accessories

NOT INCLUDED

- Freight to your address — quoted separately against your postcode
- Crane hire and traffic management on the day
- Footings or piers, and any earthworks or retaining
- Connection of power, water and waste by your local licensed trades
- Council application fees and any planning or building consent
- Furniture beyond the fixed joinery shown on the plan

WORTH KNOWING

Priced on application because the cost depends entirely on the fit-out. Send us what you need inside it and we will quote the pod and the fit-out separately.

HOW IT WORKS

01

Choose Your Capsule

Pick a model from the range by footprint, guest capacity and setting. If none of the nine is right, talk to us — the shell system supports custom lengths and interior layouts.

03

Quote and Sign-off

You receive a fixed written quote covering the capsule, freight to your address and any site services you have asked us to arrange. Nothing proceeds until you have signed it.

05

Freight and Delivery

The capsule travels as a single unit. We coordinate the freight and, where the site needs it, the crane. You are given a delivery window rather than a vague month.

02

Confirm Your Site

Send us your address and a photo or two of the placement area. We will confirm access for delivery, the footing requirement, and what your council is likely to ask for.

04

Deposit and Production

A deposit confirms your order and starts the production slot. Your capsule is built, fitted out and quality-checked before it ships.

06

Set Down and Connect

The capsule is placed on its footings and levelled. Connection of power, water and waste to your existing services is arranged locally — we will tell you exactly what your trades need to do.

WHAT YOUR SITE NEEDS



Footings, not a slab

Because the structure is a steel frame, the capsule sits on point footings or piers. That is a significantly smaller and cheaper ground works package than a conventional build, and it is reversible if the capsule is ever moved.



Access for delivery

The capsule arrives as one piece, and every model is wider than the 2.5 m general access width, so it moves as an oversize load. We need to confirm truck access and the swing radius for the crane before we commit to a delivery date — send photos of the approach and we will assess it.



Services connection

Power, water and waste are brought to the capsule and connected by your local licensed trades. The capsule arrives with all internal plumbing and wiring already in place and terminated.



Council approval

Requirements differ by council and by how the capsule is used — a studio, a secondary dwelling and short-stay accommodation are each treated differently. Confirm the position for your address before you order; we can supply the drawings and specifications your planner will ask for.

Send us your address and a couple of photos of the placement area, and we will tell you what is involved before you commit to anything.

WHY ROVER CAPSULE HOMES

Delivered complete

Finished inside and out, with services installed. Not a shell to fit out.

One-piece install

Craned into place and levelled in a day, not built over months on site.

Smart as standard

Voice control, smart lock and smart curtains included in every capsule.

Insulated and glazed

Double-glazed tempered hollow glass and an insulated fire-resistant core.

Relocatable

On footings rather than a slab, so the capsule can be lifted and moved again.

Australian supply

Supplied, delivered and supported in Australia by Rover Construction Pty Ltd.

Ready to talk it through? Email info@rovercapsule.com with your postcode and the model you have in mind, and we will come back with a delivered price.

Contact Us



ROVER CAPSULE HOMES

rovercapsule.com

info@rovercapsule.com

ROVER CONSTRUCTION PTY LTD

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