

Construction Costs 2021

Building Type	€ per Square Meter		M&E %
	Low	High	
Healthcare			
Hospitals	3,000	- 5,000	20-30%
Ward Blocks	2,900	- 3,750	20-25%
General Operating Theatres	4,100	- 8,000	45-60%
Accident & Emergency	3,500	- 4,800	20-25%
Primary Care Centres	2,050	- 2,550	20-25%
Nursing Homes	2,100	- 2,800	20-25%
Education			
Primary Schools (DOE)		1,490	10-15%
Secondary Schools (DOE)		1,490	15-20%
Third Level	2,200	- 3,500	20-25%
Commercial Offices			
Shell & Core (Excl. CAT A)	2,150	- 3,500	20-25%
CAT A Fitout	350	- 550	30-40%
Offices fit-out - Basic	550	- 900	20-30%
Offices fit-out - Medium	850	- 1,200	20-30%
Offices fit-out - High	1,100	- 1,700	25-35%
Offices fit-out - Top	1,700	- 2,350	25-35%
Basements	950	- 1,900	-
Shopping Centres			
Shell & Core	1,050	- 1,700	10-15%
Mall	1,900	- 3,800	20-25%
Fit-out	1,400	- 2,300	25-30%
Residential			
Apartments - Urban	2,000	- 2,900	15-20%
Build to Rent	2,250	- 2,800	15-20%
Social Housing	1,450	- 2,050	N/A
Student Housing	2,350	- 3,100	15-20%
Housing (Suburban)	1,300	- 1,800	20-25%
Housing (Once off High end)	2,000	- 3,000	15-20%
Industrial			
Warehouse/Factory Shell	850	- 1,100	10-15%
Warehouse/Factory (10% Offices)	1,000	- 1,500	15-20%
Factory/Industrial	1,150	- 1,600	10-15%

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Leisure

Hotels - 3 to 4 Star	2,200	-	3,200	25-35%
Hotels - 5 Star	3,100	-	4,800	25-35%
Swimming Pools	2,450	-	3,450	30-40%
Restaurant	2,200	-	3,300	25-35%
Cinema	1,700	-	2,550	20-30%
Sport Hall	1,350	-	1,950	10-15%

Municipal

Fire Station	2,600	-	3,250	15-25%
Prison	2,850	-	3,750	20-30%
Courthouse	3,450	-	4,400	20-30%

Car Parks (per space)

Surface	1,500	-	2,000	5-10%
Multi Storey	12,000	-	22,000	5-10%
Single Basement	18,000	-	40,000	5-15%
Double Basement	22,000	-	47,000	10-20%
