

Construction Costs 2021

Building Type	€ per Square Meter		M&E
	Low	High	%
Healthcare			
Hospitals	3,000	- 5,000	20-30%
Ward Blocks	2,900	- 2,750	20-25%
General Operating Theatres	4,100	- 8,000	45-60%
Accident & Emergency	3,550	- 5,100	20-25%
Primary Care Centres	2,200	- 2,800	20-25%
Nursing Homes	2,300	- 3,000	20-25%
Education			
Primary Schools (DOE)		1,490	10-15%
Secondary Schools (DOE)		1,490	15-20%
Third Level	2,350	- 4,000	20-25%
Commercial Offices			
Shell & Core (Excl. CAT A)	2,200	- 3,550	20-25%
CAT A Fitout	400	- 575	25-30%
Offices fit-out - Basic	550	- 950	20-30%
Offices fit-out - Medium	850	- 1,500	20-30%
Offices fit-out - High	1,400	- 1,850	25-35%
Offices fit-out - Top	1,700	- 2,650	25-35%
Basements	950	- 1,900	-
Shopping Centres			
Shell & Core	1,100	- 1,700	10-15%
Mall	2,100	- 3,800	20-25%
Fit-out	1,500	- 2,350	25-30%
Residential			
Apartments - Urban	2,200	- 2,900	15-20%
Build to Rent	2,250	- 2,800	15-20%
Social Housing	1,500	- 2,150	15-20%
Student Housing	2,400	- 3,150	20-25%
Housing (Suburban)	1,300	- 1,850	10-20%
Industrial			
Warehouse/Factory Shell	850	- 1,100	10-15%
Warehouse/Factory (10% Offices)	1,000	- 1,550	15-20%
Factory/Industrial	1,200	- 1,750	10-15%

Data Centres			
Data Centre €/MW	7.5m	- 10m	55-70%
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Leisure			
Hotels - 3 to 4 Star	2,300	- 3,300	25-35%
Hotels - 5 Star	3,100	- 4,900	25-35%
Swimming Pools	2,650	- 3,750	25-40%
Restaurant	2,300	- 3,500	25-35%
Cinema	1,950	- 3,000	20-30%
Sport Hall	1,350	- 2,050	10-15%
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Municipal			
Fire Station	2,650	- 3,300	15-25%
Prison	2,850	- 3,850	20-30%
Courthouse	3,500	- 4,600	20-30%
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Car Parks (per space)			
Surface	1,600	- 2,300	5-10%
Multi Storey	13,500	- 24,000	5-10%
Single Basement	20,000	- 40,000	5-15%
Double Basement	22,000	- 50,000	10-20%