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Iqsk construction rates 2024

The Quarterly Review Rates per square metre vary by region and project type in Kenya, with average costs ranging from Kshs 41,600 to Kshs 100,800 per square metre this year. These rates translate to Kshs 3,865 to Kshs 9,365 per square foot. The cost of building a standard bungalow in Nairobi and Mt. Kenya is Kshs 41,600, while the Coast region costs Kshs 43,250, which is a 19.31% increase over last year. In Western Kenya and Nyanza, the cost is Kshs 42,000, with a 13.98% rise compared to 2022. The most expensive area for construction is Nairobi's high-rise towers, with costs reaching Kshs 100,800 per square metre. **Construction Costs in Kenya** Our construction project managers have compiled data on average construction costs across various regions in Kenya. These estimates are based on actual projects and building rates in different areas. **Coast Region (Mombasa, Kilifi, Kwale, Lamu)** * Standard Bungalow: Kshs 43,250 per square metre * Middle-Class Maisonette: Kshs 50,000 per square metre * Luxurious Bungalow: Kshs 58,400 per square metre * Apartment Blocks: + Low Rise: Kshs 42,500 per square metre + High Rise: Kshs 50,500 per square metre + Luxurious: Kshs 65,000 per square metre **Commercial Properties** * Shopping Complexes: + Standard Urban: Kshs 57,000 per square metre + All-Inclusive Shopping Mall: Kshs 65,500 per square metre * Factories and Warehouses: + Double Storey Factory: Kshs 44,000 per square metre + High Tech Factory/Lab: Kshs 81,700 per square metre + Warehouse: Kshs 40,500 per square metre * Administration Office: Kshs 42,000 per square metre **Western Region (Kisumu, Kakamega, Busia, Kitale, Bungoma, Kisii, Homabay, Kericho, Eldoret)** The data for the Western Region is similar to that of the Coast Region. However, there are some variations: * Standard Bungalow: Kshs 42,000 per square metre * Middle-Class Maisonette: Kshs 51,750 per square metre * Luxurious Bungalow: Kshs 65,400 per square metre * Apartment Blocks: + Low Rise: Kshs 49,800 per square metre + High Rise: Kshs 54,650 per square metre + Luxurious: Kshs 74,000 per square metre Note that these estimates are subject to change and may vary depending on various factors such as location, design, and materials used. Kshs 5,077 per square foot. The luxurious apartment block costs Kshs 63,000 per square metre, equivalent to Kshs 5,853 per square foot. Office blocks come in three categories: standard low-rise (Kshs 58,000/sq m or Kshs 5,388/sq ft), standard high-rise (Kshs 80,150/sq m or Kshs 7,446/sq ft), and luxurious high-rise (Kshs 95,000/sq m or Kshs 8,826/sq ft). Business parks, small-scale shopping centres, urban shopping complexes, all-inclusive malls, double storey factories, high tech factories/labs, warehouses, cold storage centres, administration offices also have different prices per square metre. However, it is always advisable to opt for a cost-effective construction method without compromising on the quality or structural integrity of the project.

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