



This guide is designed to help aspiring Nigerian homeowners understand the true cost of building — before the first block is laid.

Why You Need This Guide

Too many Nigerians start building without knowing the real costs involved. This guide helps you avoid the heartbreak of abandoned projects, surprise expenses, or government demolitions. With this guide, you'll understand your budget, your risks, and your next steps.

Sample Building Cost Breakdown (6 Bedroom Bungalow penthouse)

Note: These are average costs as of 2026 in Nigeria. Always verify with your local market.

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COST OF BUILDING FOUNDATION LEVEL :

 JAY SAM ARCHITECT
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S/N	NO	DESCRIPTION	UNIT (N)	TOTAL (N)
1	38	Lengths of 16mm rods for starter pillars	20,000	760,000
2	88	Lengths of 12mm rods	9,500	836,000
3	34	Lengths of 8mm rods	5,500	187,000
4	Half roll	Of binding wire	18,000	18,000
5	7	Trips of sand	45,000	315,000
6	laterite	25 trips	43,000	1,075,000
7	30 tons	Of chippings 3/4	1 tons@ 18,000	560,000

8	150	Lengths of planks 1 by 12	4,500	675,000
	2 by 2 wood	40 pieces for profile Pegging	1,700	68,000
		Pegs 4 bundles	3,000	12,000
9	Cement	150 bags	10,500	1,575,000
10	1	Bags of 3" nails	40,000	40,000
11	1	Bag of 2" nails	40,000	40,000
12	2,500,000	pcs of blocks : 9 or 6 inches	550	1,375,000
14	German flooring	3 inches thickness with 60 bags of cement	10,500	630,000
			TOTAL:=	8,166,000

COST OF BUILDING
GROUND FLOOR BUILDING-



JAY SAM ARCHITECT

S/N	NO	DESCRIPTION	UNIT (N)	TOTAL (N)
1	51	Lengths of 16mm rods Pillar continuation	20,000	1,020,000
2	70	Lengths of 12mm rods ground floor lintel	9,500	665,000
3	48	Lengths of 8mm rods for rings	5,500	266,200
4	1 roll	Of binding wire	36,000	36,000
5	7	Trips of sand	45,000	315,000
6				
7	25 tons	Of chippings 3/4	467,500	467,500
8	100	Lengths of planks 1 by 12 for boarding	4,500	450,000
	60	Pieces of 1 by 9 wood for lintel or 1 by 6	4,800	144,000
	4,000	blocks	550	2,200,000
9				
10	Cement	120 bags	10,500	1,260,000

11	1	Bags of 3" nails	40,000	40,000
12	1	Bag of 2" nails	40,000	40,000
13				
14			TOTAL:=	6,903,700

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COST OF BUILDING
DECKING LEVEL-

 JAY SAM ARCHITECT

S/N	NO	DESCRIPTION	UNIT (N)	TOTAL (N)
1	50	Lengths of 16mm rods	20,000	1,000,000
2	268	Lengths of 12mm rods	9,500	2,546,000
3	60	Lengths of 8mm rods for rings	5,500	330,000
4	1 roll	Of binding wire	36,000	36,000

5	7	Trips of sand	45,000	315,000
6				
7	30 tons	Of chippings 3/4	560,000	560,000
8	350	Lengths of planks 1 by 12 for boarding	4,500	1,575,000
	40	Pieces of 1 by 6 wood	4,800	192,000
	120	pieces of 2 by 3 wood	2,600	312,000
	250	pieces of bamboo	1000	250,000
9		Water proof		
10	Cement	150 bags	10,500	1,575,000

11	1	Bags of 3" nails	40,000	40,000
12	1	Bag of 2" nails	40,000	40,000
			TOTAL:=	8,771,000
S/N	NO	DESCRIPTION	UNIT (N)	TOTAL (N)

1	2	Lengths of 16mm rods	20,000	40,000
2	10	Lengths of 12mm rods	9,500	95,000
3	5	Lengths of 8mm rods for rings	5,500	27,500
4	15 bags of	Cement	10,500	157,500
5	STAIRCASE		TOTAL:	320,000

**COST OF
BUILDING
FIRST FLOOR BUILDING –**



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S/N	NO	DESCRIPTION	UNIT (N)	TOTAL (N)
1	xx	Lengths of 16mm rods	20,000	xx
2	100	Lengths of 12mm rods	10,500	1,050,000
3	40	Lengths of 8mm rods for rings	5,500	220,000
4	1 roll	Of binding wire	40,000	40,000

5	7	Trips of sand	45,000	315,000
6				
7	25 tons	Of chippings 3/4	467,500	467,500
8	100	Lengths of planks 1 by 12 for boarding	4,500	450,000
	20	Pieces of 1 by 9 wood	4,800	96,000
	2,500	blocks	550	1,375,000
9				
10	Cement	150	10,500	1,575,000

11	1	Bags of 3" nails	40,000	40,000
12	1	Bag of 2" nails	40,000	40,000
13	miscellaneous / Transportation		800,000	800,000
			TOTAL =	6,468,500

**COST OF
BUILDING
CONCRETE PARAPET-**



JAY SAM ARCHITECT

S/N	NO	DESCRIPTION	UNIT (N)	TOTAL (N)
1	xx	Lengths of 16mm rods	20,000	xx
2	60	Lengths of 12mm rods	9,500	570,000
3	40	Lengths of 8mm rods for rings	5,500	220,000
4	1 roll	Of binding wire	40,000	40,000
5	5	Trips of sand	45,000	225,000
6	15 tons	Of ¾ stone dust chippings	270,000	270,000
7	20 tons	Of chippings ¾	467,500	360,000
8	100	Lengths of planks 1 by 12 for boarding / 3 step parapet forming.	4,800	480,000
	60	Pieces of 2 by 3 wood	2,700	162,000
	cement	60 bags	10,500	630,000
			TOTAL:	2,957,000

S/N	NO	DESCRIPTION	UNIT (N)	TOTAL (N)
1	MATERIALS AND LABOUR	ELECTRICAL PIPINGS FOR THE CARCASS	1,500,000	1,500,000
2				
3	“	PLUMBING PIPINGS FOR THE CARCASS	1,300,000	1,300,000
4	10 bags	Cement	10,500	105,000
5	Roofing	Stone coated roofing sheets materials/ labour.	12,000,000	10,000,000

S/N	STAGE	TOTAL (N)
1	FOUNDATION	8,166,000
2	GROUND FLOOR BUILDING	6,903,700
3	DECKING + STAIRCASE	8,771,000 + 320,000
4	FIRST FLOOR BUILDING	6,468,500
5	CONCRETE PARAPET	2,957,500
6	ROOFING	10,000
7	ELECTRICAL PIPING AND LABOUR	1,500,000

8	PLUMBING PIPINGS	1,300,000
	GRAND TOTAL	N46,491,200

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