

VILLA COST GUIDE · JEDDAH · 2026

What it really costs to build a luxury villa in Jeddah

A planning guide for land owners: prices per square metre, the choices that move them, the costs people forget, and how long it takes.

FALCON CONSTRUCTION

Updated November 2026
falcon.sa

BEFORE YOU START

There is no single number

Building a villa is the biggest purchase most families ever make, and the first question is always the same: how much will it cost?

The price is the result of dozens of decisions made before the first block is laid: how big the villa is, what goes under it, and what it is finished with. This guide walks you through those decisions so you can set a realistic budget before you speak to any contractor, including us.

01 Cost per square metre, by specification level

02 Build your own estimate, step by step

03 What pushes the cost up

04 Costs to budget separately

05 How long it takes

06 7 questions to ask any contractor before you sign

07 How Falcon works

> All figures in this guide are indicative ranges for Jeddah, reviewed every quarter. They are not a price offer. Your final price depends on the design, the site and the specification, and is confirmed only in a written, itemised quotation.

01 · COST PER SQUARE METRE

Start with the specification level

Prices are per square metre of built-up area (BUA), in Saudi riyals.

Specification level	SAR per m² of BUA	What it typically includes
Standard residential	**1,800 – 2,500**	Basic finishes, standard MEP, no premium materials
Mid-range luxury	**2,500 – 4,000**	Imported tiles, engineered systems, quality finishes
High-end luxury	**4,000 – 6,000**	Premium marble, smart home integration, custom millwork
Ultra-premium / custom	**6,000+**	Bespoke design collaboration, architectural statement pieces

SAR 2,500 – 6,000 per m²

Where most luxury villas in Jeddah land.

The Standard residential tier is shown for comparison only; the luxury range starts at SAR 2,500 per m². Built-up area is the total floor area of the villa, all floors included. The next page shows how to turn your own choices into a range.

02 · BUILD YOUR OWN ESTIMATE

Three steps to your range

Start from the base price, then add the choices that apply to your villa. These are the same ranges our online calculator uses.

STEP 1 Base price

SAR 1,800 – 2,500 per m² of BUA. On its own this is regular residential construction: porcelain, painted façade, local aluminium and split AC. Luxury villas start at SAR 2,500 per m², once you add the finishing and material choices in Step 2.

STEP 2 Add per m² of BUA for your choices

Choice	Extra per m² (SAR)
Premium finishing	+600 – 1,000
Luxury finishing	+1,500 – 2,500
Marble	+350 – 1,000
Local stone façade	+150 – 250
Imported stone façade	+300 – 700
International aluminium	+150 – 300
Ducted or VRF air conditioning	+150 – 300
Home automation: basic / full	+50 – 100 / +150 – 300
Basement (per m² of basement, inside the BUA)	+200, and about 2 extra months

STEP 3 Add per villa

Item	Extra per villa (SAR)
International elevator (local elevator: no extra)	+80,000
Swimming pool	+120,000 – 250,000
Spa: jacuzzi / full spa	+40,000 – 80,000 / +150,000 – 300,000

02 · BUILD YOUR OWN ESTIMATE

A worked example

An 800 m² villa with luxury finishing and a swimming pool, everything else at the base specification:

Line	SAR
Base + luxury finishing: 3,300 – 5,000 per m² × 800 m²	**2,640,000 – 4,000,000**
Swimming pool	**+120,000 – 250,000**
Total before rounding	**2,760,000 – 4,250,000**

SAR 2,700,000 – 4,300,000

Indicative range, rounded to SAR 100,000 (low end down, high end up), the same result our online calculator gives for these choices. Build time: about 14 months, plus about 3 months for design, drawings and permits.

Try your own numbers in two minutes

Our calculator does the steps for you: **falcon.sa/villa-cost-calculator-jeddah**

> This is an indicative range, not a price offer. To give you a correct quotation we need the architectural and structural drawings and a full specification list.

03 · WHAT PUSHES THE COST UP

Four things move the price most

Structural complexity

A villa with a basement, a pool and several cantilevers needs far more structural engineering than a simple two-storey box. Expect a 15–25% premium on structure for complex designs.

MEP systems

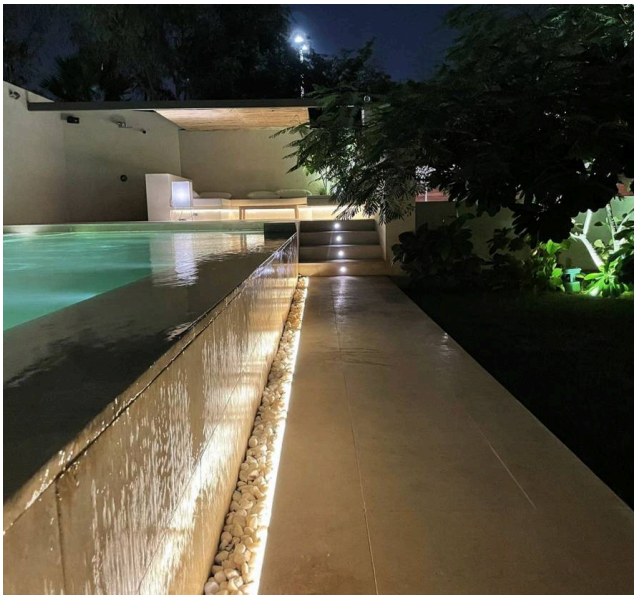
Mechanical, electrical and plumbing can be 20–30% of the total construction cost. Full HVAC zoning, smart panels, solar and central filtration cost considerably more than standard installations.

Finishing level

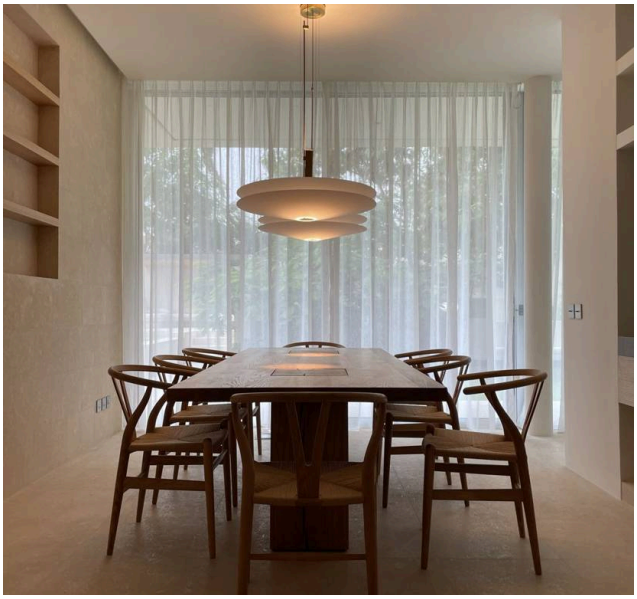
This is where prices vary most. Italian marble or local stone, custom cabinetry or off-the-shelf, automated lighting or standard switches: each choice adds up.

Contractor quality and supervision

A lower quote is rarely a better deal. Contractors who win on price often recover their margin through shortcuts, change orders and quality compromises.



AM Villa, Jeddah: infinity pool designed by MESURA, built by Falcon.



AM Villa: dining room.

04 · COSTS TO BUDGET SEPARATELY

The costs people forget

These are usually outside the build price. Plan for them from day one.

Item	Typical range
Municipal and authority fees	SAR 30,000 – 150,000, depending on villa size and location
Architectural and engineering design fees	Depends on the design office
Dewatering, if groundwater is found	Usually priced separately after excavation starts
Landscaping and external works	SAR 50,000 – 800,000
Furniture and loose items	Typically 20–30% of the construction cost

> Site preparation and excavation are usually included in the build cost.

05 · HOW LONG IT TAKES

Plan for about 17 to 19 months in total

Stage	Typical time
Design, drawings, permits and soil tests	**About 3 months**
Build, 500 – 1,000 m² BUA	**About 14 months, start to handover**
Build, 1,001 – 1,600 m² BUA	**About 16 months, start to handover**
Basement	**Add about 2 months**

The design stage excludes extra time if you work with a specialised architectural design office, and it excludes interior work. All timings are indicative, reviewed every quarter, and depend on the client's decisions.

06 · BEFORE YOU SIGN

7 questions to ask any contractor

Two quotations can look far apart and be for different villas. These questions bring the differences out.

1. Is your quotation itemised, with a bill of quantities, or a single lump sum?
2. What exactly is excluded? Ask about authority fees, dewatering, landscaping and furniture.
3. Which finishing level is the price based on, and which brands and materials?
4. Is there a dedicated site engineer on my project?
5. Is each stage checked and signed off before the next one starts?
6. How are changes priced if I change something during the build?
7. What timeline do you commit to, and what happens if it slips?

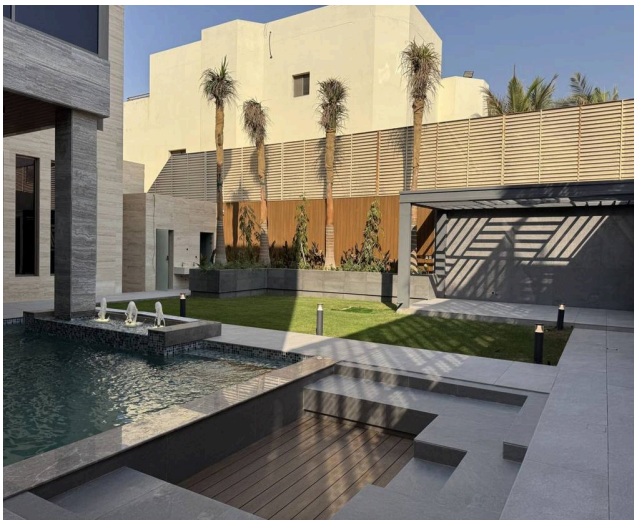
07 · HOW FALCON WORKS

Your designer's drawings, built exactly

Falcon Construction builds private villas in Jeddah from your designer's drawings. We prefer turnkey: one contract from excavation to handover.

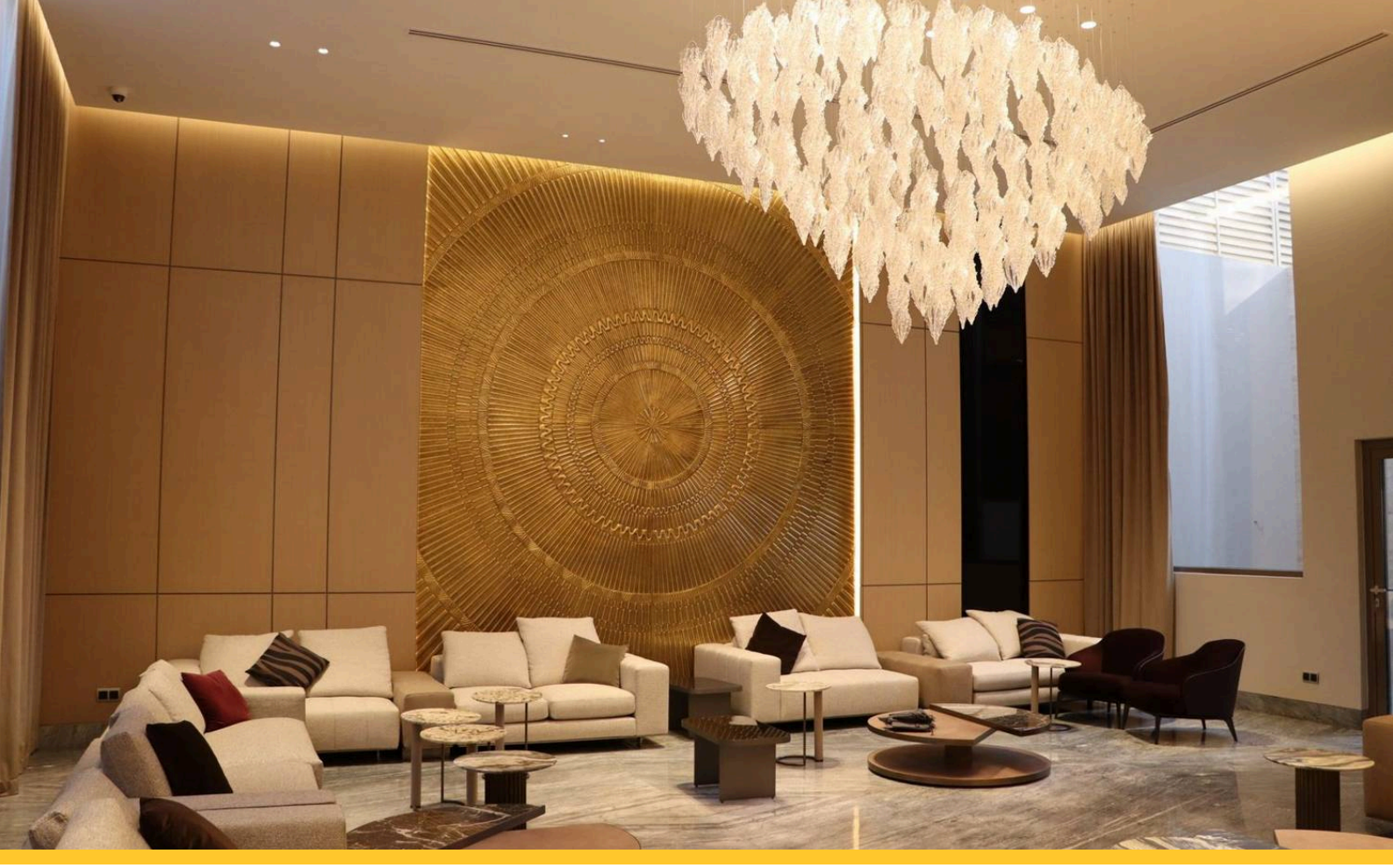
- **Itemised quotations.** Transparent quotations with structured bills of quantities before any commitment, so you know what you pay for and why.
- **A dedicated site engineer** on every project.
- **Stage sign-off.** Each stage is signed off before the next one starts.
- **One roof.** Our in-house engineering coordinates structure, MEP and finishing, which reduces change orders and protects your budget.





AM Villa, Jeddah. 1,260 m² on four floors, designed by MESURA Architects (Spain), built by Falcon from excavation to handover.

Already built the structure? We also take villa finishing: interior, décor, finishing and MEP, as on ESNAD Villa (right).



YOUR NEXT STEP

Get a real number for your villa

Every link below opens in your browser.

SCHEDULE AN APPOINTMENT	**Book on WhatsApp →**
REQUEST AN ITEMISED QUOTATION	**falcon.sa/request-for-quotation →**
ESTIMATE ONLINE	**falcon.sa/villa-cost-calculator-jeddah →**
WHATSAPP OR CALL	**+966 50 047 5656 →**

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