

3 Bedroom & 4 Bedroom Nutec House Prices – Pretoria (R 4,500 per m²)

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This guide provides estimated Nutec and Wendy house construction costs in Pretoria, based on a rate of **R 4,500 per square meter**. The following table covers different layout sizes, ranging from small 3x3m units to full 4-bedroom family houses. These figures are guide estimates — final pricing depends on finishes, foundation type, and site conditions.

Plan	Dimensions (m)	Area (m ²)	Bedrooms	Est. Cost (R)	Notes
Single Room (Starter)	3 x 3	9	0	R 40,500	Basic 3x3m room (office/store).
Studio (Long)	3 x 6	18	0	R 81,000	Open-plan studio layout.
1-Bed Compact	6 x 6	36	1	R 162,000	Bedroom + living + kitchenette + bathroom.
2-Bed Compact	6 x 9	54	2	R 243,000	Two bedrooms + shared bathroom.
2-Bed Family	7 x 9	63	2	R 283,500	Adds bigger lounge / kitchen space.
3-Bed Compact	9 x 9	81	3	R 364,500	Three bedrooms + 1 bathroom.
3-Bed + Lounge	10 x 9	90	3	R 405,000	Adds dedicated lounge area.
4-Bed Compact	12 x 9	108	4	R 486,000	Four bedrooms + shared amenities.
4-Bed Family	12 x 10	120	4	R 540,000	Spacious living/dining areas.

Worked Cost Examples

3x3m Single Room: Area = 3 x 3 = **9 m²** → Estimated Cost = **R 40,500**

6x6m 1-Bed Compact: Area = 6 x 6 = **36 m²** → Estimated Cost = **R 162,000**

9x9m 3-Bed Compact: Area = 9 x 9 = **81 m²** → Estimated Cost = **R 364,500**

12x10m 4-Bed Family: Area = 12 x 10 = **120 m²** → Estimated Cost = **R 540,000**

Quick Reference – Common Sizes

Dimensions (m)	Area (m ²)	Est. Cost (R)
3x4	12	R 54,000
3x7.5	22	R 99,000
4x6	24	R 108,000
4x9	36	R 162,000
5x6	30	R 135,000
5x9	45	R 202,500
6x8	48	R 216,000
7x12	84	R 378,000

Prepared for: **Nutec & Wendy House Builders**

Based in Pretoria – Serving Johannesburg, Gauteng, and Botswana

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Disclaimer: All estimates are for general informational purposes. Actual project quotes may vary depending on materials, foundation type, distance, and finishes.