APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Amberpet Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.8K - ₹7.6K
2BHK rent / month	₹14K - ₹23K
5-year appreciation	39-45%
Suits	Defence personnel, academics, budget families
ORR exit	—
ORR distance	—

Why invest here

Amberpet benefits from its location in the twin-city heritage zone. Railway and metro access, combined with growing residential development, attract families and working professionals.

Infrastructure

- Parade Grounds — large green space buffer
- ECIL and defence sector employment generators
- Road upgrades along Uppal–Ghatkesar growth corridor
- Secunderabad railway junction — major transit hub

Nearby localities

Sultan Bazaar · Lalapet · Ramanthapur · Barkatpura · Adikmet

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/amberpet-real-estate-guide

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Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at https://aptlok.com/methodology.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

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