

# Balkampet Real Estate Guide

Central Premium Belt · Hyderabad

## INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	35-45%
Suits	End-users, families, mid-range buyers
ORR exit	—
ORR distance	—

## Why invest here

Balkampet is a prominent residential locality in central-west Hyderabad, anchored by the revered Balkampet Yellamma Temple — a major religious landmark that draws sustained footfall and community activity. Its location between Erragadda and Ameerpet provides Metro connectivity and access to the city's commercial hubs, while well-established apartments and residential colonies offer stable long-term value.

## Infrastructure

- Balkampet Yellamma Temple — major religious landmark
- Erragadda Metro station 1.5 km
- Ameerpet Metro interchange 3 km
- SR Nagar commercial hub 2 km
- ESI Hospital 2.5 km
- Punjagutta & Begumpet offices 4 km

## Nearby localities

Erragadda · Fateh Nagar · Sr Nagar · Sanath Nagar · Ameerpet · Tilaknagar · Rajeev Nagar

## Market intelligence

### Central Belt Price Trends (5-Yr)

## Metro Interchange Advantage

## Begumpet Airport Land

## Rental Demand Snapshot

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/balkampet-real-estate-guide>

100+ Hyderabad locality guides + weekly newsroom · [aptlok.com](https://aptlok.com)

---

**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.

**Citation format:** "AptLok, Balkampet Real Estate Guide, <https://aptlok.com/en/hyderabad/balkampet-real-estate-guide>, accessed Jun 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Jun 04, 2026 from [aptlok.com](https://aptlok.com).*