APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Balkampet Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹7K – ₹9.8K
2BHK rent / month	₹16K – ₹25K
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 · Sanathnagar · 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

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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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