APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Bandlaguda East Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.5K - ₹4.3K
2BHK rent / month	₹9K - ₹13K
5-year appreciation	49-53%
Suits	Budget buyers, IT workforce, investors
ORR exit	—
ORR distance	—

Why invest here

Bandlaguda East benefits from East Hyderabad's emerging IT and industrial corridor. Affordable entry prices, improving infrastructure and proposed metro extension make it an attractive long-term bet.

Infrastructure

- Warangal Highway (NH-163) upgrades
- Proposed metro extension to Ghatkesar
- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones

Nearby localities

Ramagiri · Bacharam · Mayuri Nagar East · Jawaharnagar · Peerzadiguda

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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.

Citation format: "AptLok, Bandlaguda East Real Estate Guide, https://aptlok.com/en/hyderabad/bandlaguda-east-real-estate-guide, accessed Nov 2026."

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