APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Barkatpura Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹6.6K - ₹8.4K
2BHK rent / month	₹17K - ₹25K
5-year appreciation	43-49%
Suits	Defence personnel, academics, budget families
ORR exit	—
ORR distance	—

Why invest here

Barkatpura is a well-established locality in the North-East Hyderabad corridor. Defence and academic institutions provide rental stability, while metro connectivity ensures long-term value appreciation.

Infrastructure

- DRDO, DRDL and defence R&D establishments
- Osmania University academic cluster
- Parade Grounds — large green space buffer
- ECIL and defence sector employment generators

Nearby localities

Amberpet · Ramanthapur · Adikmet · Vidyanagar Colony · Nacharam Extension

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/barkatpura-real-estate-guide

351 Hyderabad locality guides + weekly newsroom · 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, Barkatpura Real Estate Guide, https://aptlok.com/en/hyderabad/barkatpura-real-estate-guide, accessed Nov 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Nov 20, 2026 from aptlok.com.