APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Bibinagar Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.7K - ₹4.4K
2BHK rent / month	₹9K - ₹13K
5-year appreciation	50-54%
Suits	Budget buyers, IT workforce, investors
ORR exit	—
ORR distance	—

Why invest here

Bibinagar 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

- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones
- Affordable plotted development and gated communities
- ORR East — 20 min to airport via ORR

Nearby localities

Uppal Kalan · Keesara · Bhuvanagiri · Choutuppal · Narapally

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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, Bibinagar Real Estate Guide, https://aptlok.com/en/hyderabad/bibinagar-real-estate-guide, accessed Nov 2026."

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