

# Bibinagar Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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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<https://aptlok.com/en/hyderabad/bibinagar-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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