APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Boudhanagar Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.1K - ₹6.9K
2BHK rent / month	₹13K - ₹21K
5-year appreciation	35-41%
Suits	Defence personnel, academics, budget families
ORR exit	—
ORR distance	—

Why invest here

Boudhanagar 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

- Road upgrades along Uppal–Ghatkesar growth corridor
- Secunderabad railway junction — major transit hub
- Metro Green Line connectivity
- JBS bus terminal — tri-modal transport hub

Nearby localities

Golnaka · Chilkalguda Ne · Nagole · Uppal · Stadium

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/boudhanagar-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.

Citation format: "AptLok, Boudhanagar Real Estate Guide, https://aptlok.com/en/hyderabad/boudhanagar-real-estate-guide, accessed Oct 2026."

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