

Cherlapally 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 | 47-51% |
| Suits | Budget buyers, IT workforce, investors |
| ORR exit | — |
| ORR distance | — |

Why invest here

Cherlapally 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

- Growing retail and social infrastructure
- Uppal-Ghatkesar IT and industrial belt expansion
- Warangal Highway (NH-163) upgrades
- Proposed metro extension to Ghatkesar

Nearby localities

Dammaiguda · Nagaram · Medipally · Rampally · Aushapur

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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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