APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Cherlapally Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.3K - ₹4K
2BHK rent / month	₹8K - ₹12K
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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https://aptlok.com/en/hyderabad/cherlapally-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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