APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Chilka Nagar Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹4.5K – ₹6.2K
2BHK rent / month	₹11K – ₹17K
5-year appreciation	38-50%
Suits	Mid-range buyers, IT workforce, end-users
ORR exit	—
ORR distance	—

Why invest here

Chilka Nagar is a mid-segment residential locality nestled in the Habsiguda–Ramanthapur belt of east Hyderabad. It benefits from strong metro connectivity via the Nagole corridor, proximity to the Uppal IT SEZ, and well-developed social infrastructure. The locality appeals to IT professionals seeking affordable yet connected living within striking distance of both the city centre and the eastern employment hubs.

Infrastructure

- Nagole Metro station 2 km
- Habsiguda 1.5 km
- Uppal IT SEZ & commercial hub 4 km
- Ramanthapur bus terminus walking distance
- NH-65 (Hyderabad–Vijayawada) access via Uppal
- TSRTC depot & city bus connectivity

Nearby localities

Habsiguda · Nagole · Ramanthapur · Uppal · Tarnaka · Amberpet · Dilsukhnagar

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/chilka-nagar-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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