APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Chilkalguda NE Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

**6** / 10

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

Chilkalguda NE offers affordable entry into the Secunderabad–North-East belt. Strong commuter connectivity via metro and road, along with institutional employment anchors, makes it a solid residential choice.

## Infrastructure

- DRDO, DRDL and defence R&D establishments
- Osmania University academic cluster
- Parade Grounds — large green space buffer
- ECIL and defence sector employment generators

## Nearby localities

Kachiguda · Golnaka · Boudhanagar · Nagole · Uppal

## Market intelligence

### East Corridor Price Trends (5-Yr)

### Defence & Academic Anchors

### Upcoming Growth Triggers

### Rental Demand Snapshot

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https://aptlok.com/en/hyderabad/chilkalguda-ne-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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