APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Erragadda Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹6K - ₹8.5K
2BHK rent / month	₹14K - ₹20K
5-year appreciation	40-50%
Suits	Central-city budget buyers, hospital staff, working professionals
ORR exit	—
ORR distance	—

Why invest here

Affordable entry to central Hyderabad. Close to major hospitals and well-connected via metro to both IT corridor and Secunderabad.

Infrastructure

- ESI Hospital metro proximity
- Road connectivity improvements
- Central location advantages

Nearby localities

Esi Hospital · Sr Nagar · Moosapet · Balanagar · Bharat Nagar

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/erragadda-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, Erragadda Real Estate Guide, https://aptlok.com/en/hyderabad/erragadda-real-estate-guide, accessed Nov 2026."

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