APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

ESI Hospital Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹6.2K - ₹8.5K
2BHK rent / month	₹14K - ₹20K
5-year appreciation	40-50%
Suits	Healthcare professionals, central-city buyers
ORR exit	—
ORR distance	—

Why invest here

Healthcare hub location with metro access. Steady rental demand from hospital staff and patients' families.

Infrastructure

- Metro station
- Hospital ecosystem
- SR Nagar proximity

Nearby localities

Erragadda · Sr Nagar · Ameerpet · Moosapet

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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https://aptlok.com/en/hyderabad/esi-hospital-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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