APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Gopanpally Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹10.3K - ₹12.5K
2BHK rent / month	₹26K - ₹38K
5-year appreciation	77-83%
Suits	Senior IT professionals, expats, premium investors
ORR exit	—
ORR distance	—

Why invest here

Gopanpally offers premium living in the HITEC City corridor with strong rental yields. High employment density and top-tier infrastructure drive consistent appreciation and demand from expats and senior professionals.

Infrastructure

- Proposed metro extension to Shamshabad Airport
- IT SEZ expansion — Amazon, Google, Microsoft campus growth
- HITEC City & Financial District — largest IT employment cluster
- Metro connectivity — Blue Line and proposed extensions

Nearby localities

Manikonda · Puppalaguda · Khajaguda · Neknampur · Shaikpet

Market intelligence

HITEC Belt Price Trends (5-Yr)

IT Employment Multiplier

Rental Yield Comparison

Upcoming Infrastructure

Want the live, interactive version?

https://aptlok.com/en/hyderabad/gopanpally-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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