APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Hafeezpet Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹6.5K - ₹9.5K
2BHK rent / month	₹15K - ₹22K
5-year appreciation	55-65%
Suits	IT professionals, mid-premium buyers, rental investors
ORR exit	Tellapur Interchange
ORR distance	~8 km km

Why invest here

Strategic location bridging Miyapur and Kondapur. MMTS + metro dual connectivity. Premium gated communities at prices lower than Kondapur. Strong rental demand from IT workforce.

Infrastructure

- MMTS railway station
- Miyapur-Kondapur corridor connectivity
- Multiple premium gated communities
- Proposed MMTS electrification

Nearby localities

Kphb Colony · Miyapur · Kondapur · Madinaguda · Allwyn Colony · Nizampet

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/hafeezpet-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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