APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

HITEC City Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹10K - ₹16K
2BHK rent / month	₹25K - ₹45K
5-year appreciation	75-90%
Suits	Senior IT professionals, expats, high-net-worth investors
ORR exit	Tellapur Interchange
ORR distance	~9 km km

Why invest here

Hyderabad's IT epicenter. Highest rental yields (~3.5-4%) in the city. Global tech campuses ensure sustained demand. Premium pricing justified by unmatched employment density.

Infrastructure

- HITEC City Metro station
- Proposed metro extension to Shamshabad
- Amazon/Google/Microsoft campus expansions
- Elevated corridor to Biodiversity

Nearby localities

Madhapur · Durgam Cheruvu · Raidurg · Kondapur

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/hitec-city-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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