APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kandlakoya Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹4.1K - ₹5K
2BHK rent / month	₹10K - ₹15K
5-year appreciation	44-48%
Suits	Budget buyers, long-term investors, families
ORR exit	—
ORR distance	—

Why invest here

Kandlakoya is part of the rapidly growing North Hyderabad development belt. Affordable prices combined with improving road infrastructure and ORR connectivity make it ideal for budget buyers and long-term investors.

Infrastructure

- Hyderabad Pharma City on northern outskirts
- Medchal–Malkajgiri district development thrust
- Affordable plotted development opportunities
- Growing school & hospital ecosystem

Nearby localities

Ramgopalpet · Thumkunta · Annojiguda · Gajularamaram

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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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