APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kapra Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹5.3K - ₹6.3K
2BHK rent / month	₹13K - ₹19K
5-year appreciation	39-43%
Suits	Families, defence personnel, mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Kapra is a well-maintained locality in Secunderabad with heritage character and modern metro connectivity. Defence establishments and mature infrastructure ensure stable property values and rental demand.

Infrastructure

- ECIL and defence sector job generators nearby
- Begumpet old airport redevelopment impact
- Road upgrades on SP Road and RP Road
- Secunderabad railway junction — major hub

Nearby localities

Malkajgiri · Sainikpuri · Ecil · As Rao Nagar · Marredpally

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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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