APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Keesara Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.9K - ₹4.6K
2BHK rent / month	₹10K - ₹14K
5-year appreciation	51-55%
Suits	Budget buyers, IT workforce, investors
ORR exit	Ghatkesar Interchange (NH-163)
ORR distance	~5 km km

Why invest here

Keesara offers budget-friendly residential options in the East Hyderabad growth zone. Strong employment anchors like ECIL and defence units, combined with ORR access, support growing demand.

Infrastructure

- Proposed metro extension to Ghatkesar
- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones

Nearby localities

Mallapur · Uppal Kalan · Bibinagar · Bhuvanagiri · Choutuppal

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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.

Citation format: "AptLok, Keesara Real Estate Guide, https://aptlok.com/en/hyderabad/keesara-real-estate-guide, accessed Nov 2026."

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