APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Keesara Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

**7** / 10

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.

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