APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Khairatabad Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹8K - ₹12.5K
2BHK rent / month	₹18K - ₹30K
5-year appreciation	40-50%
Suits	Government employees, central-city professionals
ORR exit	—
ORR distance	—

Why invest here

Government hub with proximity to Secretariat and legislative assembly. Steady demand from government employees. Premium lakeside living.

Infrastructure

- Metro station
- Secretariat proximity
- NTR Garden & Hussain Sagar lakefront

Nearby localities

Punjagutta · Irrum Manzil · Lakdi Ka Pul · Assembly

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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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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