APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Khilwat Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹6.2K - ₹8K
2BHK rent / month	₹16K - ₹24K
5-year appreciation	41-47%
Suits	Defence personnel, academics, budget families
ORR exit	—
ORR distance	—

Why invest here

Khilwat benefits from its location in the twin-city heritage zone. Railway and metro access, combined with growing residential development, attract families and working professionals.

Infrastructure

- Road upgrades along Uppal–Ghatkesar growth corridor
- Secunderabad railway junction — major transit hub
- Metro Green Line connectivity
- JBS bus terminal — tri-modal transport hub

Nearby localities

Malakpet Extension · Old Kavi Nagar · Sindhi Colony · Ramnaspura · Kachiguda

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

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.

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

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