APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kokapet Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹11.4K - ₹13.6K
2BHK rent / month	₹28K - ₹41K
5-year appreciation	82-88%
Suits	Senior IT professionals, expats, premium investors
ORR exit	Kokapet Interchange
ORR distance	~1 km km

Why invest here

Kokapet (PIN 500075) is a premium high-rise and gated-community address beside Nanakramguda, Narsingi and the Financial District, with the ORR Kokapet interchange about 1 km away. Apartment prices average roughly ₹11,900 per sq ft and rose about 8% over the past year, according to property-portal data, where residents also rate the area around 4.2/5 for connectivity and 4.1/5 for safety. Kokapet does not yet have its own metro station; the nearest operating ones (Hitec City, Durgam Cheruvu and Raidurg) are roughly 9–10 km away by road. Buyers comparing price bands also look at Financial District, Narsingi, Nanakramguda and Khajaguda.

Infrastructure

- Elevated corridor — Biodiversity to Raidurg (completed)
- Premium gated community and high-rise developments
- World-class schools and international healthcare options
- Durgam Cheruvu lakefront and cable-bridge development

Nearby localities

Nanakramguda · Financial District · Narsingi · Manikonda · Puppalaguda

Market intelligence

HITEC Belt Price Trends (5-Yr)

IT Employment Multiplier

Rental Yield Comparison

Upcoming Infrastructure

Want the live, interactive version?

https://aptlok.com/en/hyderabad/kokapet-real-estate-guide

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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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