APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kondapur Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹8K - ₹13K
2BHK rent / month	₹20K - ₹32K
5-year appreciation	65-80%
Suits	IT professionals, premium families, rental income investors
ORR exit	Tellapur Interchange
ORR distance	~7 km km

Why invest here

Hyderabad's most balanced IT residential hub — premium living without HITEC City premium pricing. Walk-to-work for thousands. Schools, hospitals, malls all within reach.

Infrastructure

- Kondapur IT park expansion
- Botanical Garden metro station proximity
- Multiple premium school clusters
- Flyover and road widening projects

Nearby localities

Hafeezpet · Kphb Colony · Madhapur · Hitec City · Peddamma Temple · Jubilee Hills Check Post

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/kondapur-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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