

# Kothaguda Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	45-58%
Suits	IT professionals, investors, premium buyers
ORR exit	—
ORR distance	—

## Why invest here

Kothaguda sits at the heart of the Kondapur-Madhapur IT spine, offering direct walkability to major tech parks and co-working hubs. Its central position in Hyderabad's most in-demand rental micro-market makes it exceptional for buy-to-let investors, with consistent occupancy from senior IT professionals. Strong capital appreciation backed by sustained corporate demand makes it one of the most reliable bets in the HiTech Corridor.

## Infrastructure

- Kondapur bus stop & TSRTC network walkable
- Cyber Towers / HiTec City IT park 2 km
- HITEC City Metro station 2.5 km
- Durgam Cheruvu Metro station 1.5 km
- Inorbit Mall & Forum Sujana Mall 1.5 km
- ORR access via Narsingi Road
- Gachibowli Stadium & Financial District 4 km

## Nearby localities

Kondapur · Madhapur · Hitec City · Durgam Cheruvu · Gachibowli · Kavuri Hills · Shaikpet

## Market intelligence

### HITEC Belt Price Trends (5-Yr)

**IT Employment Multiplier**

**Rental Yield Comparison**

**Upcoming Infrastructure**

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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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