APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kothaguda Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹8.5K – ₹12K
2BHK rent / month	₹21K – ₹34K
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

Want the live, interactive version?

https://aptlok.com/en/hyderabad/kothaguda-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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