APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kowkoor Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.5K – ₹4.8K
2BHK rent / month	₹9K – ₹13K
5-year appreciation	40-55%
Suits	Long-term investors, plotted development buyers, budget buyers
ORR exit	—
ORR distance	—

Why invest here

Kowkoor sits on the rapidly developing northern growth corridor between Kompally and Medchal. With improving road connectivity via the Outer Ring Road and proximity to Kompally's growing commercial and residential belt, it remains a strong plotted-development and budget apartment destination with above-average appreciation potential.

Infrastructure

- Outer Ring Road (ORR) junction proximity
- Kompally commercial belt 3 km
- Medchal–Malkajgiri district headquarters access
- NH-44 (Hyderabad–Nagpur) connectivity
- Proposed metro extension corridor (Phase-III)

Nearby localities

Kompally · Medchal · Ammuguda · Dammaiguda · Nagaram · Yapral

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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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