APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Manchirevula Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹10.7K - ₹13K
2BHK rent / month	₹27K - ₹39K
5-year appreciation	79-85%
Suits	Senior IT professionals, expats, premium investors
ORR exit	—
ORR distance	—

Why invest here

Manchirevula offers premium living in the HITEC City corridor with strong rental yields. High employment density and top-tier infrastructure drive consistent appreciation and demand from expats and senior professionals.

Infrastructure

- Metro connectivity — Blue Line and proposed extensions
- Elevated corridor — Biodiversity to Raidurg (completed)
- Premium gated community and high-rise developments

Nearby localities

Rajendranagar · Puppalaguda · Khanamet · Indresham

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/manchirevula-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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