

# Manchirevula Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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

Rajendra Nagar Hi Tech · Puppalaguda · Khanamet · Whitefield Hi Tech · 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.

**Citation format:** "AptLok, Manchirevula Real Estate Guide, <https://aptlok.com/en/hyderabad/manchirevula-real-estate-guide>, accessed Jul 2026."

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