

# Mysammaguda Real Estate Guide

East Hyderabad · Hyderabad

**INVESTMENT SCORE****5** / 10**RISK: MEDIUM**

## Snapshot

<b>Avg price per sqft</b>	₹0
<b>2BHK rent / month</b>	₹0
<b>5-year appreciation</b>	38-50%
<b>Suits</b>	Defence/government employees, budget buyers, IT workforce
<b>ORR exit</b>	—
<b>ORR distance</b>	—

## Why invest here

Mysammaguda is a residential pocket in the ECIL-Kapra belt with strong demand from HAL, DRDO, and IT corridor employees. The locality benefits from proximity to AS Rao Nagar's amenities and ECIL's employment cluster, making it a practical choice for end-users looking for affordable yet well-connected housing.

## Infrastructure

- ECIL X Roads 3 km
- AS Rao Nagar commercial belt 2.5 km
- Kapra locality 2 km
- HAL Township adjacent corridor
- NH-65 connectivity via ECIL Road
- Moula Ali industrial area 5 km

## Nearby localities

Ecil · Kapra · As Rao Nagar · Ammuguda · Yapral · Vayupuri Colony · Dammaiguda

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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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