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Mysammaguda Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹4.2K – ₹5.8K
2BHK rent / month	₹11K – ₹16K
5-year appreciation	38-50%
Suits	Defence/government employees, budget buyers, IT workforce
ORR exit	—
ORR distance	—

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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