

Mysammaguda Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

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

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

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