APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Nacharam Extension Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹6.7K - ₹8.5K
2BHK rent / month	₹17K - ₹25K
5-year appreciation	44-50%
Suits	Defence personnel, academics, budget families
ORR exit	—
ORR distance	—

Why invest here

Nacharam Extension is a well-established locality in the North-East Hyderabad corridor. Defence and academic institutions provide rental stability, while metro connectivity ensures long-term value appreciation.

Infrastructure

- Metro Green Line connectivity
- JBS bus terminal — tri-modal transport hub
- DRDO, DRDL and defence R&D establishments
- Osmania University academic cluster

Nearby localities

Adikmet · Vidyanagar Colony · Malakpet Extension · Old Kavi Nagar · Khilwat

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/nacharam-extension-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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