

# Nanakramguda Real Estate Guide

Hi-Tech City Corridor · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	82-88%
Suits	Senior IT professionals, expats, premium investors
ORR exit	Kokapet Interchange
ORR distance	~3 km km

## Why invest here

Nanakramguda 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

- World-class schools and international healthcare options
- Durgam Cheruvu lakefront and cable-bridge development
- Proposed metro extension to Shamshabad Airport
- IT SEZ expansion — Amazon, Google, Microsoft campus growth

## Nearby localities

Kondapur · Gachibowli · Financial District · Kokapet · Narsingi

## 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/nanakramguda-real-estate-guide>

100+ Hyderabad locality guides + weekly newsroom · [aptlok.com](https://aptlok.com)

---

**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, Nanakramguda Real Estate Guide, <https://aptlok.com/en/hyderabad/nanakramguda-real-estate-guide>, accessed Jun 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Jun 22, 2026 from [aptlok.com](https://aptlok.com).*