APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

NGRI Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.5K - ₹7.5K
2BHK rent / month	₹12K - ₹17K
5-year appreciation	45-55%
Suits	Research professionals, budget families
ORR exit	—
ORR distance	—

Why invest here

Research institution anchored locality. Steady demand from scientific community. Affordable with good metro access.

Infrastructure

- Metro station
- NGRI campus
- Research corridor development

Nearby localities

Stadium · Uppal · Habsiguda · Tarnaka

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/ngri-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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