

# NGRI Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

## Snapshot

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