APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Osman Sagar Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

**7** / 10

RISK: LOW

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹8.7K - ₹10.9K |
| **2BHK rent / month** | ₹22K - ₹33K |
| **5-year appreciation** | 71-77% |
| **Suits** | Senior IT professionals, expats, premium investors |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Osman Sagar is a high-appreciation micro-market within the Hi-Tech Corridor. IT campuses, metro connectivity and premium gated communities make this a top pick for investors and senior IT 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

Wipro Circle · Gandipet · Kismatpur · Upperpally · Rajendranagar

## Market intelligence

### HITEC Belt Price Trends (5-Yr)

### IT Employment Multiplier

### Rental Yield Comparison

### Upcoming Infrastructure

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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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