APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Osman Sagar Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

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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

Want the live, interactive version?

https://aptlok.com/en/hyderabad/osman-sagar-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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