APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Punjagutta Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹8.5K - ₹13K
2BHK rent / month	₹20K - ₹32K
5-year appreciation	40-50%
Suits	High-income professionals, families wanting premium central living
ORR exit	—
ORR distance	—

Why invest here

Gateway to Hyderabad's most prestigious neighborhoods — Banjara Hills and Jubilee Hills. Premium address with strong resale value and lifestyle quotient.

Infrastructure

- Punjagutta Metro station
- Gateway to Banjara Hills/Jubilee Hills
- Greenlands Road improvements
- Commercial redevelopment

Nearby localities

Ameerpet · Irrum Manzil · Khairatabad · Begumpet · Sr Nagar

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/punjagutta-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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