

Punjagutta Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

| | |
|---------------------|--|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 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.

Citation format: "AptLok, Punjagutta Real Estate Guide, <https://aptlok.com/en/hyderabad/punjagutta-real-estate-guide>, accessed Jun 2026."

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