

Puppalaguda Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

| | |
|---------------------|--|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 5-year appreciation | 79-85% |
| Suits | Senior IT professionals, expats, premium investors |
| ORR exit | Kokapet Interchange |
| ORR distance | ~4 km km |

Why invest here

Puppalaguda sits in the heart of Hyderabad's premium IT belt. Walk-to-work convenience for thousands of tech professionals, combined with world-class amenities, makes it one of the city's most sought-after addresses.

Infrastructure

- Proposed metro extension to Shamshabad Airport
- IT SEZ expansion — Amazon, Google, Microsoft campus growth
- HITEC City & Financial District — largest IT employment cluster
- Metro connectivity — Blue Line and proposed extensions

Nearby localities

Upperpally · Rajendra Nagar Hi Tech · Manchirevula · Khanamet · Whitefield Hi Tech

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/puppalaguda-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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