APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Uppal Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5K - ₹7K
2BHK rent / month	₹12K - ₹18K
5-year appreciation	50-60%
Suits	First-time buyers, ECIL/defence employees, budget investors
ORR exit	Ghatkesar Interchange (NH-163)
ORR distance	~8 km km

Why invest here

Among the most affordable metro-connected areas with significant appreciation potential. ECIL and defence establishments provide steady employment-driven demand.

Infrastructure

- Uppal Metro station
- Uppal-Ghatkesar growth corridor
- ECIL/defence establishments nearby
- Warangal Highway upgrades

Nearby localities

Nagole · Stadium · Ngri · Habsiguda

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

Rental Demand Snapshot

Want the live, interactive version?

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