

# Uppal Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

## Snapshot

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

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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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