APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Upperpally Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹9.9K - ₹12.1K
2BHK rent / month	₹25K - ₹36K
5-year appreciation	76-82%
Suits	Senior IT professionals, expats, premium investors
ORR exit	—
ORR distance	—

Why invest here

Upperpally is a high-appreciation micro-market within the Hi-Tech Corridor. IT campuses, metro connectivity and premium gated communities make this a top pick for investors and senior IT professionals.

Infrastructure

- HITEC City & Financial District — largest IT employment cluster
- Metro connectivity — Blue Line and proposed extensions
- Elevated corridor — Biodiversity to Raidurg (completed)
- Premium gated community and high-rise developments

Nearby localities

Osman Sagar · Kismatpur · Rajendranagar · Puppalaguda · Manchirevula

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/upperpally-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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