APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Vayupuri Colony Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: LOW-MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹4.5K – ₹6K |
| **2BHK rent / month** | ₹11K – ₹16K |
| **5-year appreciation** | 35-45% |
| **Suits** | Government employees, defence families, budget buyers |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Vayupuri Colony is a well-established residential locality near ECIL and Moula Ali, popular with HAL/DRDO/defence employees due to its proximity to Hyderabad's aerospace and defence corridor. The area offers affordable housing options with good social infrastructure and connectivity to both Secunderabad and the eastern IT belt.

## Infrastructure

- HAL Hyderabad Township adjacent
- ECIL X Roads 2 km
- Moula Ali railway halt 1.5 km
- Tarnaka Metro station ~5 km
- Defence Research & Development Laboratory nearby
- NH-65 (Pune–Vijayawada) access via ECIL

## Nearby localities

Ecil · Moula Ali · Ammuguda · Yapral · Dammaiguda · Nacharam · Malkajgiri

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https://aptlok.com/en/hyderabad/vayupuri-colony-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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