APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Wipro Circle Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹8.6K - ₹10.8K
2BHK rent / month	₹21K - ₹33K
5-year appreciation	70-76%
Suits	Senior IT professionals, expats, premium investors
ORR exit	—
ORR distance	—

Why invest here

Wipro Circle 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

- Elevated corridor — Biodiversity to Raidurg (completed)
- Premium gated community and high-rise developments
- World-class schools and international healthcare options
- Durgam Cheruvu lakefront and cable-bridge development

Nearby localities

Kavuri Hills · Botanical Garden · Gandipet · Osman Sagar · Kismatpur

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/wipro-circle-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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