

Champapet Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	45-50%
Suits	Budget first-time buyers, long-term investors
ORR exit	—
ORR distance	—

Why invest here

Champapet offers budget-friendly residential options in South Hyderabad. Growing infrastructure, metro access and proximity to the Dilukhnagar commercial hub drive rental and resale demand.

Infrastructure

- Warangal Highway upgrades (NH-163)
- Malakpet Race Course redevelopment — speculative catalyst
- Dilukhnagar commercial hub — highest footfall in south

Nearby localities

Santosh Nagar · Saidabad · Hayathnagar · Vanasthalipuram · Meerpet

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

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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://www.aptllok.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.

Citation format: "AptLok, Champapet Real Estate Guide, <https://www.aptllok.com/en/hyderabad/champapet-real-estate-guide>, accessed May 2026."

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