

Erragadda Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	40-50%
Suits	Central-city budget buyers, hospital staff, working professionals
ORR exit	—
ORR distance	—

Why invest here

Affordable entry to central Hyderabad. Close to major hospitals and well-connected via metro to both IT corridor and Secunderabad.

Infrastructure

- ESI Hospital metro proximity
- Road connectivity improvements
- Central location advantages

Nearby localities

Esi Hospital · Sr Nagar · Moosapet · Balanagar · Bharat Nagar

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

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.

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