

# ESI Hospital 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               | Healthcare professionals, central-city buyers |
| ORR exit            | —   |
| ORR distance        | —   |

## Why invest here

Healthcare hub location with metro access. Steady rental demand from hospital staff and patients' families.

## Infrastructure

- Metro station
- Hospital ecosystem
- SR Nagar proximity

## Nearby localities

Erragadda · Sr Nagar · Ameerpet · Moosapet

## Market intelligence

### Central Belt Price Trends (5-Yr)

### Metro Interchange Advantage

### Begumpet Airport Land

### Rental Demand Snapshot

## Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/esi-hospital-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://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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