

Khilwat Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

Snapshot

| | |
|---------------------|---|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 5-year appreciation | 41-47% |
| Suits | Defence personnel, academics, budget families |
| ORR exit | — |
| ORR distance | — |

Why invest here

Khilwat benefits from its location in the twin-city heritage zone. Railway and metro access, combined with growing residential development, attract families and working professionals.

Infrastructure

- Road upgrades along Uppal-Ghatkesar growth corridor
- Secunderabad railway junction — major transit hub
- Metro Green Line connectivity
- JBS bus terminal — tri-modal transport hub

Nearby localities

Malakpet Extension · Old Kavi Nagar · Sindhi Colony · Ramnaspura · Kachiguda

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

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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