

# Kondapur Real Estate Guide

Hi-Tech City Corridor · Hyderabad

## INVESTMENT SCORE

9 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	65-80%
Suits	IT professionals, premium families, rental income investors
ORR exit	Tellapur Interchange
ORR distance	~7 km km

## Why invest here

Hyderabad's most balanced IT residential hub — premium living without HITEC City premium pricing. Walk-to-work for thousands. Schools, hospitals, malls all within reach.

## Infrastructure

- Kondapur IT park expansion
- Botanical Garden metro station proximity
- Multiple premium school clusters
- Flyover and road widening projects

## Nearby localities

Hafeezpet · Kphb Colony · Madhapur · Hitec City · Peddamma Temple · Jubilee Hills Check Post

## Market intelligence

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

### IT Employment Multiplier

### Rental Yield Comparison

### Upcoming Infrastructure

## Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/kondapur-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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