

Advisory Report for Real Estate Investment in Hyderabad

1. Budget Feasibility Check

- **User Budget**: ■1.0 Cr
- **Property Size Required**: 1000 sqft
- **Localities Analyzed**: All properties listed in Hyderabad, primarily focusing on Gachibowli, Hitech City, and Madhapur.

Finding: Based on the ML-predicted property prices, there are several properties available within the budget.

2. Best Matching Localities

Localities with Properties Under ■1.0 Cr:

1. **Gachibowli**

- **Price Range**: ■0.55 Cr to ■0.96 Cr
- **Distance to Metro**: Ranges from 0.5 km to 9.7 km
- **Pros**:
 - Proximity to major IT hubs and educational institutions.
 - Good rental potential due to demand from professionals.
- **Cons**:
 - Higher traffic congestion during peak hours.

2. **Hitech City**

- **Price Range**: ■0.58 Cr to ■0.96 Cr
- **Distance to Metro**: Ranges from 0.41 km to 9.93 km
- **Pros**:
 - Major IT and business district.
 - High rental demand from tech professionals.
- **Cons**:
 - Higher living costs compared to other localities.

3. **Madhapur**

- **Price Range**: ■0.52 Cr to ■1.12 Cr
- **Distance to Metro**: Ranges from 0.34 km to 9.03 km
- **Pros**:
 - Close to various amenities and entertainment options.
 - Strong rental market due to proximity to IT parks.
- **Cons**:
 - Some areas may experience noise pollution.

3. Trade-offs & Risks

- **Trade-offs**:
 - While properties in Gachibowli and Hitech City are within budget, they may require a slightly higher investment for better locations.
 - Choosing a property closer to the metro may result in a higher price but offers better accessibility and potential for higher rental yields.
- **Risks**:
 - Market fluctuations could affect property values and rental yields.
 - Regulatory changes in real estate policies may impact future investments.

4. 25% Budget Increase Scenario

- **Increased Budget**: ■1.25 Cr
- **Properties Available**:

- In addition to the properties listed above, the increased budget allows for consideration of higher-end properties.

****Pros**:**

- Access to premium properties with better finishes and facilities.
- Enhanced rental yields and long-term appreciation potential.

****Cons**:**

- Higher initial investment may lead to increased financial risk.
- Potential for lower liquidity if the property market slows down.

5. Final Recommendation Summary

Given the analysis of the properties available in Hyderabad, the following recommendations are made:

- ****Best Locality****: Gachibowli is recommended for investment due to its balance of price, proximity to IT hubs, and quality of infrastructure.
- ****Consideration for Increased Budget****: If the budget can be increased to **₹1.25 Cr**, exploring properties in premium localities like Gachibowli and Jubilee Hills becomes a viable option.
- ****Action Plan****: Conduct site visits to shortlisted properties, assess the rental market, and consider engaging a real estate agent for negotiation.

This structured approach will help in making a well-informed decision regarding the real estate investment in Hyderabad.