

# ### 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 range.

## #### 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.
  - Choosing a property closer to the metro may result in a higher price but offers better accessibility and potentially higher returns.
- \*\*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 prop

**\*\*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 hub
- **\*\*Consideration for Increased Budget\*\*:** If the budget can be increased to ■1.25 Cr, exploring properties in
- **\*\*Action Plan\*\*:** Conduct site visits to shortlisted properties, assess the rental market, and consider engagin

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