

## Advisory Report for Real Estate Investment in Hyderabad

### Client Profile:

City: Hyderabad

Budget: Rs.1.0 Cr

Property Size Requirement: 1200.0 sqft

Purpose: Investment

Metro Connectivity Required: Yes

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### 1. Budget Feasibility Summary

Based on current market prices, properties within the specified budget range of Rs.0.44 Cr to Rs.1.25 Cr are available. This allows for a variety of options that meet the client's requirements.

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### 2. Best-Fit Localities

Here are the recommended localities in Hyderabad that align with your investment goals:

#### 1. Gachibowli

Overview: A major IT hub with numerous tech parks and educational institutions.

Connectivity: Well-connected via the metro and major roadways.

Investment Potential: High demand for rental properties due to a large working population.

#### 2. Hitech City

Overview: Known for its modern infrastructure and proximity to tech companies.

Connectivity: Excellent metro access and road connectivity.

Investment Potential: Strong rental market with consistent tenant interest.

#### 3. Madhapur

Overview: A vibrant area with a mix of residential and commercial spaces.

Connectivity: Good metro connectivity and proximity to IT parks.

Investment Potential: High rental yields due to demand from young professionals.

#### 4. Kondapur

Overview: A rapidly developing locality with many residential projects.

Connectivity: Well-connected by metro and major roads.

Investment Potential: Increasing demand for rentals from IT professionals.

#### 5. Kukatpally

Overview: A well-established residential area with good amenities.

Connectivity: Accessible via metro and major highways.

Investment Potential: Steady rental demand due to its proximity to IT hubs.

#### 6. LB Nagar

Overview: A growing locality with a mix of residential and commercial developments.

Connectivity: Good metro access and road connectivity.

Investment Potential: Emerging rental market with potential for appreciation.

#### 7. Sarjapur Road

Overview: A developing area with many IT companies and residential projects.

Connectivity: Well-connected through metro and major roads.

**Investment Potential:** High demand for rental properties due to its proximity to tech parks.

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### **3. Trade-offs & Risks**

**Older Properties:** Options within budget may include older properties that may require renovation.

**Premium Amenities:** Properties with high-end amenities may exceed budget constraints.

**Market Dynamics:** High-demand areas may experience slower appreciation rates in the short term due to market saturation.

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### **4. Rental Yield Estimation**

**Estimated Monthly Rent:** Rs.23,124

**Estimated Annual Yield:** 3.0%

This estimate reflects conservative trends in residential rental markets across major Indian metros, providing a baseline for expected returns.

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### **5. Final Recommendation**

Given your budget and requirements, investing in Gachibowli, Hitech City, or Madhapur would be advisable due to their strong rental demand and metro connectivity. Prioritize properties that are well-maintained and have good access to amenities to ensure stable returns.

Consider engaging with a local real estate agent for detailed property listings and to facilitate site visits. This will help you make an informed decision based on current market conditions and property availability.