

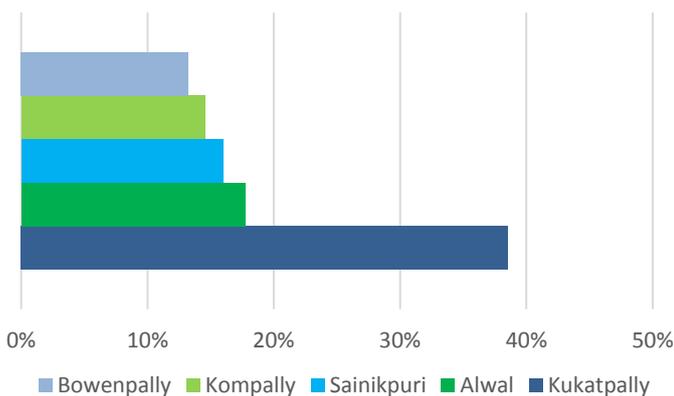
Kompally

Kompally is an essential part of the QuthbullapurMandal (Taluk) of the Ranga Reddy District in the newly formed state of Telangana. Essentially known for its grape gardens and farm houses, Kompally’s transfiguration from being a mere village to a realty hotspot is being driven by factors like connectivity and affordable pricing.

Located on National Highway-7, this suburban locality has witnessed tremendous growth in realty activity. Vineyards and farm houses in Kompally have now been converted into residential layouts. The locality houses residential projects where apartments are constructed with an average built up area of 1,250 sqft or above, making Kompally one of the most favourable vicinity for premium projects.



Locality Ranking: Kompally



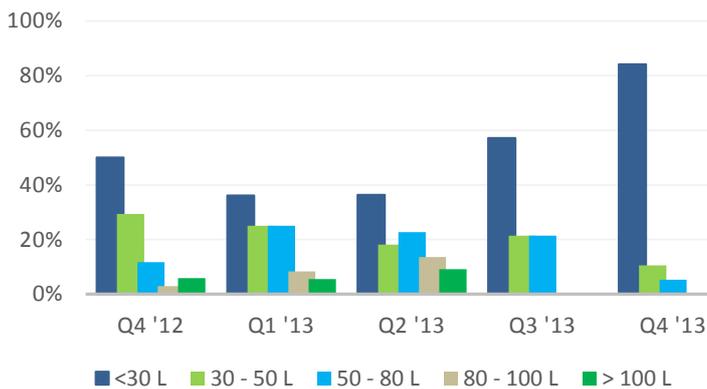
- Kompally is surrounded by Medchal in the north, Shamirpet and Keesara in the east and Hyderabad city towards the south
- Bolarum, Old Bowenpally, Jeedimetla and Alwal are some of the important neighboring localities
- Situated on NH-7 that connects Nagpur to Secunderabad, Kompally is fast becoming a hub for the logistics industries
- A number of warehouses, freight and goods businesses have their base here

- Kompally's connectivity to the ORR (Outer Ring Road) via the second phase improves networking to Gachibowli and the Rajiv Gandhi International Airport at Shamshabad
- It is well connected via railway through Bolarum MMTS (Multi-Modal Transport System) railway station and Gundlapochampalli Railway Station that are just about 5 and 5.6 km respectively from Kompally
- It is networked to the other parts of the city via the bus service by TGSRTC (Telangana State Road Transport Corporation)
- The bus stops close to Kompally are Jeedimetla, Chintal and Shapur Nagar Bus Stations

Some Facts

Road Connectivity	National Highway-7 ORR (Outer Ring Road)
Public Transport	TGSRTC bus service Bolarum MMTS station Gundlapochampalli railway station
Distance from Kompally	Airport : 48.4 Kms HITEC City: 20 kms

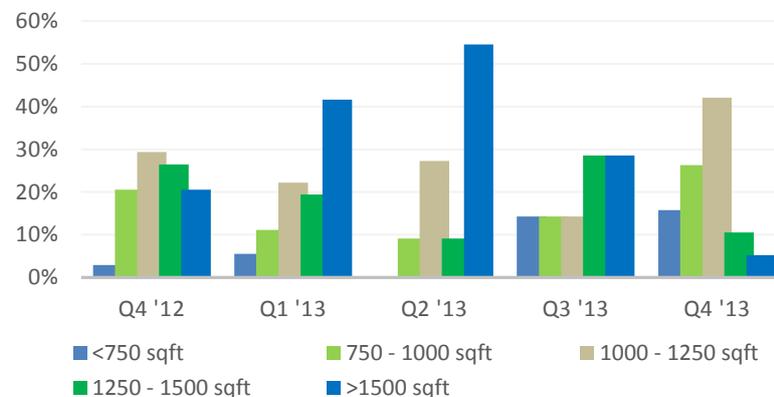
Budget Preference of Buyers



- The presence of many schools in Kompally is making it an attractive suburb for families
- The locality also has a number of established healthcare units
- Kompally has a fairly good social infrastructure and the locality houses a number of retail establishments, malls and entertainment centers
- Attracting the working professionals from Mahindra Tech Park that is about 6 km away, Kompally has a number of affordable housing units that cater to these IT professionals
- While a flat for sale here costs around INR 2,100 to 2,800 psft, a [2BHK flat for rent in Kompally](#) costs a mere INR 7 - 11 psft per month
- Meeting the sudden influx of demand created by white-collared professionals, **Kompally's real estate** scene is fast changing

- The residential realty scene here is dominated by apartments (46.4%) followed by villas at 23.3%
- Being one of the most favourable locality for premium projects, [Independent Villas in Kompally Hyderabad](#) fall under the price band of INR 3,100 to 5,800 psft, making it 20 to 30% cheaper when compared to luxury projects across the city
- Capital values of residential property in Kompally have appreciated by over 10% as the political clarity came in
- The green quaint spaces and developing infrastructure will further push the property prices upwards in Kompally

Unit Size Preference of Buyers



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