



Right time to buy Property in Hyderabad

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March 20, 2010 - [PRLog](#) -- The Hyderabad property market is fast becoming a buyers' paradise. Catering to demand across categories, there are options in both the affordable as well as the luxury categories. There has been a price correction in the market with prevailing values at least 10 per cent lower than during peak times.

As the real estate market across the country revived, Hyderabad's buyers are also in a better situation today. With demand matching supply the market is gaining momentum. Also worth commenting is a trend by developers such as Aparna Constructions which are offering a unique proposition to buyers - Buy at today's prices, but if prices drop tomorrow, you only need to pay tomorrow's prices. Price protection has been a consistent demand from buyers since the turmoil of 2009.

The Hyderabad city, currently, is experiencing housing demand across categories i.e. multi-storey apartments, independent residential houses and villas. The supply side is also robust with options in all segments - affordable homes, premium housing and luxury housing.

Many developers such as Ramky Estates, SMR Holding, Indu Projects Limited, Aparna Infrahousing Private Limited, K Raheja Corp from Mumbai, Radha Reality, Babu Khan Properties have launched their projects in the city - each catering to a different target audience. These include residential apartments, villas and row houses as stand-alone projects or within townships.

Most of the newly launched properties are in the Rs 25-50 lakh category, typically what fits into the affordable housing segment. These are in the 1, 2 and 3 bedrooms apartment category. A few villas in the Rs 39-46 lakh category are also available. The projects are mainly coming up on the outskirts of the city.

Affordable homes in Hyderabad are available in the price bracket of Rs 1800 to Rs 4000 per sq ft. There are premium housing projects available in the city, priced between Rs 54 lakh to 5 crores. All these are luxury villas in projects equipped with round-the-clock security mechanisms and video phones, club houses with recreational and sports facilities such as swimming pools, gymnasium, meditation centres, health clubs, special playing areas for kids with skating rinks, tennis and badminton courts, open parks and most importantly, ample parking space. These projects are coming at Warangal, Kukatpally, Kompally and Nagole.

According to the current Brix Research Value Analysis Report, available at the fair, the property market of Hyderabad stabilised during the Oct-Dec 2009 period as compared to Apr-Sep 2009 period. Residential values dropped in Jan-Mar 2009 period owing to recession. The market recovered and witnessed growth in values during the Apr-Jun 2009 period. However, the values stabilised in the Jul-Dec 2009 period and there are many residential options available in the affordable price bracket. So this is an ideal time to make investment in the real estate sector. The Value Analysis Report, Issue-4 gives detailed analysis of residential and commercial property market of Hyderabad during the Oct-Dec 2009 period and the quarterly

variations from the Jul-Sep 2009 period.

The reviving market has resulted in increase in property prices in the city. With low interest rates and many projects nearing completion, it is a good time to invest in properties. Remember to check the track record of the builders and the current values against other such projects before you decide. Buy what you need, where you need and if you need it today, the best time to buy is now.

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