

# Income-Yielding Building in Gachibowli

Telecom Nagar | 272 sqyd | ~5,000 sft | G+4 + penthouse

ASKING

**Rs. 8.5Cr**

CURRENT RENT

**Rs. 4L/mo**

GROSS YIELD

**~5.6%**



TELECOM NAGAR FACADE

## Building exterior visual record.

A controlled facade view for buyers evaluating the income, land and location thesis.

**272 sqyd**  
LAND EXTENT

**~5,000 sft**  
BUILT ASSET

**G+4 + penthouse**  
CONFIGURATION

Gachibowli rental-income asset for buyers who want land ownership, existing monthly yield, and prime West Hyderabad exposure.

# Current Income With Land Backing

Built asset, running rent, and land ownership logic in one private review packet.

## ANNUAL GROSS RENT

**Rs. 48L**

Rs. 4L/month current rent, before expenses, tax, vacancy and verification.

## LAND EXTENT

**272 sqyd**

Land-backed price reference: ~Rs. 3.12L/sqyd including structure.

## BUILT STRUCTURE

**~5,000 sft**

Approx. price on built-up: ~Rs. 17,000/sft.

## CONFIGURATION

**G+4 + penthouse**

Floor-wise built-up and permissions to be verified.

Verification note: tenant schedule, rent agreements, tax records, approval path and structural condition must be reviewed before decision.



# Telecom Nagar, Gachibowli

Location-led income asset. No overclaimed distances; buyer should validate site context directly.

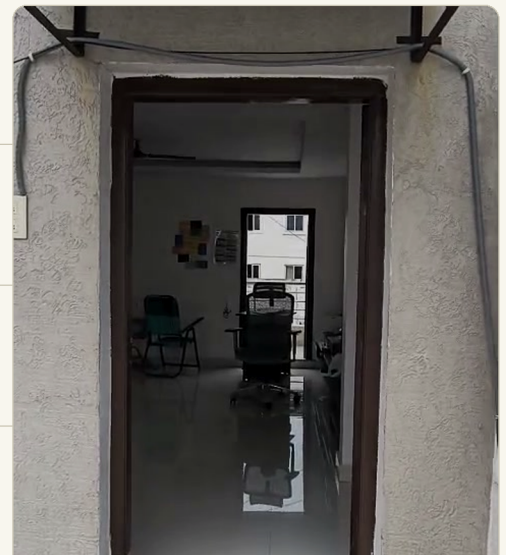
Gachibowli ecosystem

West Hyderabad demand

Rental-use location

## Buyer fit

- Rental-income investor
- NRI Hyderabad investor
- Family office / HNI hold asset
- Operator-led yield improvement
- Land-backed West Hyderabad exposure



Current-use walkthrough frame

# What Must Be Verified Before Closure

The note should help serious buyers ask for the right file, not rush into a sales conversation.

01 Title and ownership documents

02 Approved plan / GHMC permissions

03 Floor-wise built-up confirmation

04 Tenant list and rent agreements

05 Rent receipts and deposit terms

06 Property tax and utility records

07 Loan / mortgage / no-dues status

08 Structural condition review

09 Vacant possession or tenant-continuity terms

**For private inspection and rent-file review**

**Siya Prive**

Ask for rent details | Plan private inspection | Request document checklist