

NRI property portfolios have largely been based on market cycles and dynamics. The recent slowdown witnessed in the residential real estate market has had builders increase their focus on NRI customers with the hope to revive markets. The lull in domestic sales was further aggravated by demonetisation and other major policy shifts. To attract NRIs, projects were built with the full range of amenities and tended towards luxury living spaces, which have always been the choice of NRI investors. Builders were marketing to NRIs with a host of special offers and features.

Perhaps the most significant impact on NRI investment in Hyderabad has been the implementation of the Real Estate Regulatory Act (RERA). That protects the interests of home buyers in an efficient and transparent manner.

Although Hyderabad has always been a strong market for NRI real estate investments, stalled projects were a major concern. Although many projects were being launched regularly, there was no guarantee for completion of projects unless you were dealing with a reputed developer. The lack of transparency and communication with builders made NRIs apprehensive about investing in real estate despite lucrative returns.

But RERA has streamlined processes and lessens opportunities for project delays. The transparency and accountability amongst builders resulting from RERA has instilled a new level of trust in the market. RERA's emphasis on consumer protection and standardisation of business practices will only boost NRIs' confidence and push investments.

Hyderabad consistently ranked amongst the top cities for quality living, is seeing strong signs of revival. As the market becomes conducive to investment in real estate, NRIs are once again looking to Hyderabad for their investments. Many areas in Hyderabad are gaining interest from NRIs for their location, connectivity and investment potential. Both Nallagandla and Chandanagar-

Miyapur are growing areas that have strategic proximity to the IT and Finance hubs. While Nallagandla is rapidly developing and becoming a residential hotspot, nearby areas including Lingampally and BHEL Township are also gaining interest amongst NRIs. Manikonda and Kondapur are very popular localities as well. These areas are characterised by their abundance of luxury gated communities, proximity to industry hubs, social infrastructure, and connectivity throughout the city.

Overall, it is an opportune time for NRIs to buy luxury property in Hyderabad. The rate of property appreciation in Hyderabad is much more due to the fast-paced infrastructural development and increased migration is providing more rental opportunities. 📍

Hyderabad has emerged as a preferred choice for luxury properties due to high rate of appreciation. Manikonda and Kondapur are hot locations with abundance of luxury gated communities.



NRI INVESTMENTS IN LUXURY REAL ESTATE IN HYDERABAD



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India has also been comparably resistant to global recessions. During the last global recession, India was one of the few countries which were not adversely affected. NRIs are aware of this fact and prefer investing their foreign currency savings in the growing Indian real estate sector.

Hyderabad is a popular real estate destination with NRIs, primarily due to its developed commercial infrastructure. As more organisations establish their offices in Hyderabad, this creates an enormous job market and an equally big requirement for residential spaces. The city's pole position as home to many leading IT/ITES companies has had a direct impact on the city's immense real estate surge, with luxury properties at the forefront of this growth.

Another key aspect spurring Hyderabad's ascent to the top of the luxury property market is the tremendous value available without compromising opulence. Compared to Delhi or Mumbai, luxury homes in Hyderabad are comparably much larger and better equipped for the same price. Luxury home buyers in Hyderabad demand privacy, customization, sophisticated technology, amenities such as helipads, and professional maintenance. Since Hyderabad is home to IT/ITES executives that work round-the-clock, it is imperative to provide a safe environment at all times. Luxury properties provide 24/7 monitoring and surveillance, combined with stringent checks on non-residents at all access points of the premises. Buyers can expect reasonable prices for world-class luxury homes with state-of-the-art amenities in premium localities.

Hyderabad is one of the top home markets in India with high demand. While much of the demand is fuelled by senior professionals in the IT/ITES sectors and HNIs from other Indian metros, Hyderabad also figures among the top cities in terms of investments from NRIs.

