APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Allwyn Colony Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5K - ₹7K
2BHK rent / month	₹12K - ₹17K
5-year appreciation	45-55%
Suits	Budget families, first-time buyers near Kukatpally
ORR exit	—
ORR distance	—

Why invest here

One of Hyderabad's oldest planned colonies with mature infrastructure. Budget-friendly option close to Kukatpally commercial hub and KPHB metro station.

Infrastructure

- KPHB metro proximity
- Allwyn X Roads flyover
- Kukatpally commercial hub access
- Well-established residential colony

Nearby localities

Kphb Colony · Kukatpally · Nizampet · Hafeezpet

Market intelligence

West Corridor Price Trends (5-Yr)

RRR & Metro Impact

Rental Demand Snapshot

Who Buys Here

Want the live, interactive version?

https://aptlok.com/en/hyderabad/allwyn-colony-real-estate-guide

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Methodology: Investment score is computed from 6 weighted factors — price appreciation (25%), infrastructure pipeline (20%), rental yield (15%), connectivity (15%), supply pipeline (15%), and social infrastructure (10%). Full methodology at https://aptlok.com/methodology.

Data sources: HMDA layout database, Telangana RERA portal, sub-registrar transaction records (IGRS), Telangana Roads & Buildings Department, on-ground verification by AptLok analysts.

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