APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Attapur Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.2K - ₹6.1K
2BHK rent / month	₹13K - ₹18K
5-year appreciation	43-48%
Suits	Budget first-time buyers, long-term investors
ORR exit	Rajendra Nagar Interchange
ORR distance	~4 km km

Why invest here

Attapur is an affordable residential locality in South Hyderabad with strong commuter connectivity. The LB Nagar metro corridor and growing commercial ecosystem support steady value appreciation.

Infrastructure

- Warangal Highway upgrades (NH-163)
- Malakpet Race Course redevelopment — speculative catalyst
- Dilsukhnagar commercial hub — highest footfall in south

Nearby localities

Victoria Memorial · Lb Nagar · Rajendranagar · Kothapet · Saroornagar

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/attapur-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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