

# Bachupally Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	55-65%
Suits	Budget first-time buyers, long-term investors, IT workforce
ORR exit	Tellapur Interchange
ORR distance	~8 km km

## Why invest here

One of the most affordable emerging corridors near Miyapur. IIT Hyderabad proximity is driving institutional demand. Strong gated community development activity.

## Infrastructure

- IIT Hyderabad proximity
- Proposed ORR connectivity improvements
- Mallampet industrial growth
- Multiple gated community developments

## Nearby localities

Miyapur · Chandanagar · Nizampet · Pragathi Nagar

## 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/bachupally-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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