APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Bachupally Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹4.8K - ₹6.5K
2BHK rent / month	₹11K - ₹16K
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

351 Hyderabad locality guides + weekly newsroom · aptlok.com

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.

Citation format: "AptLok, Bachupally Real Estate Guide, https://aptlok.com/en/hyderabad/bachupally-real-estate-guide, accessed Nov 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Nov 20, 2026 from aptlok.com.