APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Chintal Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: LOW

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹6.7K - ₹7.7K |
| **2BHK rent / month** | ₹17K - ₹23K |
| **5-year appreciation** | 61-65% |
| **Suits** | First-time buyers, IT professionals seeking value |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Chintal benefits from the westward expansion of Hyderabad's IT workforce demand. With Kukatpally commercial hub nearby and strong rental demand, it offers a solid long-term investment opportunity.

## Infrastructure

- Growing retail & commercial ecosystem along NH-65
- Proximity to Kukatpally commercial and shopping hub
- Multiple school, hospital & social infrastructure clusters

## Nearby localities

Borabanda · Sanjeeva Reddy Nagar · Suraram · Gundlapochampally · Ramachandrapuram

## 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/chintal-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, Chintal Real Estate Guide, https://aptlok.com/en/hyderabad/chintal-real-estate-guide, accessed Oct 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Oct 31, 2026 from aptlok.com.*