APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

IIT Hyderabad Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹4K – ₹5.8K
2BHK rent / month	₹10K – ₹15K
5-year appreciation	50-65%
Suits	Investors, academic & research professionals, long-term buyers
ORR exit	—
ORR distance	—

Why invest here

The IIT Hyderabad campus at Kandi (Sangareddy) is a powerful demand anchor — institutions of this calibre consistently drive premium appreciation in surrounding localities. With the campus fully operational, faculty housing demand growing, and the western ORR corridor maturing, the IIT Hyderabad precinct offers one of the strongest institution-led appreciation stories in the Hyderabad market.

Infrastructure

- IIT Hyderabad (Kandi campus) — direct adjacency
- NH-65 (Hyderabad–Pune) highway 2 km
- Outer Ring Road (ORR) junction 6 km
- Patancheru MMTS station 14 km
- Sangareddy town 8 km
- Hyderabad Pharma City corridor proximity
- Ramachandrapuram 12 km via ORR

Nearby localities

Sangareddy · Patancheru · Ameenpur · Osman Nagar · Mokila · Tellapur · Nandigaon

Market intelligence

West Corridor Price Trends (5-Yr)

RRR & Metro Impact

Rental Demand Snapshot

Who Buys Here

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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.

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

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