APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Indul Nagalapalle Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹3.2K – ₹4.5K |
| **2BHK rent / month** | ₹8K – ₹13K |
| **5-year appreciation** | 45-60% |
| **Suits** | Budget buyers, plotted development investors, long-term investors |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Indul Nagalapalle is a fast-developing village panchayat on the Patancheru–Sangareddy growth corridor in western Hyderabad. With the Hyderabad Pharma City and industrial developments pushing residential demand outward, this locality offers highly affordable land and plotted development opportunities with strong long-term appreciation potential as western infrastructure matures.

## Infrastructure

- Patancheru MMTS station 4 km
- Hyderabad Pharma City corridor proximity
- NH-65 (Hyderabad–Pune) highway access
- Outer Ring Road (ORR) junction 8 km
- Patancheru industrial estates 5 km
- Sangareddy district headquarters 15 km

## Nearby localities

Patancheru · Mokila · Osman Nagar · Tellapur · Rc Puram · Ameenpur

## 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.

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