APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Jagadgirigutta Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹6.7K - ₹7.8K
2BHK rent / month	₹17K - ₹23K
5-year appreciation	62-66%
Suits	First-time buyers, IT professionals seeking value
ORR exit	—
ORR distance	—

Why invest here

Jagadgirigutta 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

- Proximity to Kukatpally commercial and shopping hub
- Multiple school, hospital & social infrastructure clusters
- Industrial belt transitioning to premium residential use
- ORR connectivity to IT corridor via Miyapur

Nearby localities

Gajularamaram · Shapur Nagar · Chandanagar · Gangaram · Alkapur Township

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/jagadgirigutta-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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