APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

JNTU College Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹5.8K - ₹7.5K
2BHK rent / month	₹14K - ₹19K
5-year appreciation	50-60%
Suits	Rental income seekers, first-time buyers, small families
ORR exit	—
ORR distance	—

Why invest here

University proximity ensures steady rental demand from students and faculty. Affordable entry point with good connectivity.

Infrastructure

- JNTU campus ecosystem driving rental demand
- Proximity to Kukatpally commercial hub
- Metro connectivity to IT corridor

Nearby localities

Miyapur · Kphb Colony · Kukatpally · 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/jntu-college-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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