APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kandukur Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.5K - ₹6.5K
2BHK rent / month	₹14K - ₹19K
5-year appreciation	45-50%
Suits	Budget first-time buyers, long-term investors
ORR exit	Shamshabad / Airport Interchange
ORR distance	~15 km km

Why invest here

Kandukur is an affordable residential locality in South Hyderabad with strong commuter connectivity. The LB Nagar metro corridor and growing commercial ecosystem support steady value appreciation.

Infrastructure

- Rajiv Gandhi International Airport — 30 min via ORR
- Growing healthcare and educational infrastructure
- LB Nagar metro terminal — Red Line

Nearby localities

Ibrahimpatnam · Manchal · Shadnagar · Gudimalkapur South · Mailardevpally

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/kandukur-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.

Citation format: "AptLok, Kandukur Real Estate Guide, https://aptlok.com/en/hyderabad/kandukur-real-estate-guide, accessed Oct 2026."

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