APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kothur Real Estate Guide

Shamshabad Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.1K - ₹3.9K
2BHK rent / month	₹8K - ₹12K
5-year appreciation	51-56%
Suits	Long-term investors, plotted development buyers
ORR exit	Shamshabad / Airport Interchange
ORR distance	~12 km km

Why invest here

Kothur is a strategically located locality in the Shamshabad Airport corridor. Airport proximity, ORR connectivity and the growing Adibatla IT-aerospace belt make it a strong long-term investment zone.

Infrastructure

- Logistics and warehousing industry growth
- National Highway 44 (Hyderabad–Bangalore) connectivity
- Rajiv Gandhi International Airport — 5–15 min access

Nearby localities

Maheshwaram · Pedda Amberpet · Kadthal · Raviryal · Nandigama

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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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