

# Kothur Real Estate Guide

Shamshabad Corridor · Hyderabad

## INVESTMENT SCORE

5 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/kothur-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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