APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

KPHB Colony Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹6.2K - ₹8.5K
2BHK rent / month	₹16K - ₹23K
5-year appreciation	60-70%
Suits	IT professionals working in HITEC City/Madhapur, young families
ORR exit	—
ORR distance	—

Why invest here

Best value-for-money in the western corridor. 10-15 minute metro ride to HITEC City at half the price. Strong infrastructure upgrades underway.

Infrastructure

- KPHB Metro station
- Road widening projects underway
- 10-15 min metro ride to HITEC City
- Allwyn X Roads flyover improvements

Nearby localities

Jntu College · Kukatpally · Miyapur · Nizampet · Allwyn Colony · Hafeezpet

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/kphb-colony-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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