APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kukatpally Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹6.5K - ₹9K
2BHK rent / month	₹16K - ₹25K
5-year appreciation	55-65%
Suits	Families, mid-career professionals, rental investors
ORR exit	Tellapur Interchange
ORR distance	~9 km km

Why invest here

Mature locality with everything a family needs — schools, hospitals, malls, metro. One of Hyderabad's most self-sufficient neighborhoods.

Infrastructure

- Forum Sujana Mall area development
- Multiple hospital & school ecosystems
- MMTS proposed extension
- Well-established social infrastructure

Nearby localities

Kphb Colony · Jntu College · Balanagar · Moosapet · Allwyn Colony · Nizampet

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/kukatpally-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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