

# Manchal Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	50-55%
Suits	Budget first-time buyers, long-term investors
ORR exit	—
ORR distance	—

## Why invest here

Manchal is an emerging pocket in South Hyderabad with significant long-term potential. ORR access, improving social infrastructure and affordable entry prices attract first-time buyers and investors.

## Infrastructure

- LB Nagar metro terminal — Red Line
- ORR connectivity to Shamshabad Airport
- Warangal Highway upgrades (NH-163)

## Nearby localities

Appa Junction · Ibrahimpatnam · Kandukur · Shadnagar · Gudimalkapur South

## 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/manchal-real-estate-guide>

100+ Hyderabad locality guides + weekly newsroom · [aptlok.com](https://aptlok.com)

---

**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, Manchal Real Estate Guide, <https://aptlok.com/en/hyderabad/manchal-real-estate-guide>, accessed May 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated May 12, 2026 from [aptlok.com](https://aptlok.com).*