APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Manchal Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹6K - ₹7K
2BHK rent / month	₹15K - ₹21K
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

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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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