APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Miyapur Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹5.5K - ₹7.2K
2BHK rent / month	₹14K - ₹20K
5-year appreciation	55-65%
Suits	First-time buyers, budget IT professionals, long-term investors
ORR exit	Tellapur Interchange
ORR distance	~8 km km

Why invest here

Most affordable metro terminal in Hyderabad. Direct 25-min metro ride to HITEC City makes it a top pick for IT workforce. RRR will boost connectivity further.

Infrastructure

- Regional Ring Road (RRR) connectivity
- Metro terminal station
- Proposed Miyapur-Patancheru metro extension
- ORR proximity — quick access to Gachibowli & Financial District

Top developers

- Urbanrise (Alliance Group)
- Candeur Constructions
- Anuhar Homes
- Greater Infra
- Praneeth Group
- Vertex Homes
- Primark Projects
- Silpa Homes
- VSV Developers

- Gamut India Projects
- Sristhira Infra
- Team4 Homes

Nearby localities

Bachupally · Chandanagar · Jntu College · Kphb Colony · Madinaguda · Nizampet · Pragathi Nagar · 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/miyapur-real-estate-guide

351 Hyderabad locality guides + weekly newsroom · 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, Miyapur Real Estate Guide, https://aptlok.com/en/hyderabad/miyapur-real-estate-guide, accessed Nov 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Nov 21, 2026 from aptlok.com.