

# Nallagandla Real Estate Guide

West Hyderabad · Hyderabad

## INVESTMENT SCORE

9 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	59-63%
Suits	First-time buyers, IT professionals seeking value
ORR exit	Tellapur Interchange
ORR distance	~6 km km

## Why invest here

Nallagandla offers affordable residential options in the West Hyderabad growth belt. ORR connectivity and proximity to the Miyapur metro terminal make it a smart pick for IT professionals and families seeking value near the IT corridor.

## Infrastructure

- Industrial belt transitioning to premium residential use
- ORR connectivity to IT corridor via Miyapur
- Miyapur metro terminal — direct access to HITEC City (25 min)
- Proposed Regional Ring Road (RRR) — boosts peripheral connectivity

## Nearby localities

Pragathi Nagar · Lingampally · Tellapur · Ameenpur · Rc Puram

## 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/nallagandla-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, Nallagandla Real Estate Guide, <https://aptlok.com/en/hyderabad/nallagandla-real-estate-guide>, accessed Jun 2026."

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