APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Nallagandla Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹6.3K - ₹7.4K
2BHK rent / month	₹16K - ₹22K
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

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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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