APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Nandigama Real Estate Guide

Shamshabad Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.9K - ₹4.6K
2BHK rent / month	₹10K - ₹14K
5-year appreciation	59-64%
Suits	Long-term investors, plotted development buyers
ORR exit	—
ORR distance	—

Why invest here

Nandigama benefits from its position in Hyderabad's fastest-growing southern corridor. Airport adjacency, proposed metro extension and industrial growth are powerful long-term appreciation drivers.

Infrastructure

- Pharma City and industrial zones on southern outskirts
- Large-format plotted development opportunities
- Logistics and warehousing industry growth

Nearby localities

Kadthal · Raviryal · Mamidipally · Srisailam Highway · Rajiv Gandhi Airport Area

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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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