APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Nandigaon Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.4K – ₹4.8K
2BHK rent / month	₹8K – ₹13K
5-year appreciation	42-55%
Suits	Plotted development investors, long-term buyers, industrial workforce
ORR exit	—
ORR distance	—

Why invest here

Nandigaon is a developing locality in the western Hyderabad outskirts, benefiting from its position between the Patancheru industrial belt and Ramachandrapuram. The area is seeing increased plotted development activity as buyers look for affordable land parcels within reasonable distance of the western employment and industrial clusters.

Infrastructure

- Patancheru MMTS station 8 km
- NH-65 connectivity via Patancheru Road
- Ramachandrapuram commercial hub 6 km
- Outer Ring Road (ORR) access corridor
- Pashamylaram IDA industrial zone 9 km

Nearby localities

Patancheru · Ramachandrapuram · Pashamylaram · Patighanpur · Isnapur · Mokila

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/nandigaon-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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