APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Nizampet Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹5.5K - ₹7.8K
2BHK rent / month	₹13K - ₹19K
5-year appreciation	50-60%
Suits	Families, IT professionals, mid-range buyers
ORR exit	Kompally Interchange (NH-44)
ORR distance	~8 km km

Why invest here

Well-established residential area between Miyapur and Kukatpally. Excellent schools and hospitals nearby. Good balance of price and livability.

Infrastructure

- Miyapur metro connectivity (3 km)
- Nizampet Road widening
- Growing retail & commercial ecosystem
- Proximity to Kukatpally commercial hub

Nearby localities

Miyapur · Kphb Colony · Kukatpally · Madinaguda · Pragathi Nagar · Bachupally

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/nizampet-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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