APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Nizampet Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

**7** / 10

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?**

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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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