APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Osman Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5.8K – ₹8K
2BHK rent / month	₹14K – ₹21K
5-year appreciation	42-55%
Suits	IT professionals, premium buyers, investors
ORR exit	—
ORR distance	—

Why invest here

Osman Nagar is a premium residential enclave situated between Tellapur and Nallagandla, offering gated community living with excellent proximity to the Financial District and Hi-Tech City. The locality has seen consistent appreciation driven by demand from senior IT professionals seeking upscale apartments with modern amenities away from the city's congestion.

Infrastructure

- Financial District 6 km via Nallagandla
- Hi-Tech City 10 km via ORR
- Outer Ring Road (ORR) direct access
- Tellapur–Nallagandla residential corridor
- Proposed Metro Phase-III extension alignment
- Ramachandra Nagar commercial hub nearby

Nearby localities

Tellapur · Nallagandla · Mokila · Patancheru · Lingampally · Chandanagar · Financial District

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/osman-nagar-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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