APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Pashamylaram Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹3.5K – ₹5K |
| **2BHK rent / month** | ₹9K – ₹14K |
| **5-year appreciation** | 42-55% |
| **Suits** | Industrial workforce, plotted development investors, budget buyers |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Pashamylaram is home to IDA Pashamylaram, one of Telangana's major industrial estates with pharma, electronics, and manufacturing units. The locality offers affordable plotted and apartment options for industrial workforce housing, and benefits from the Patancheru–Sangareddy growth corridor driven by Hyderabad Pharma City and expanding industrial demand.

## Infrastructure

- IDA Pashamylaram industrial estate (major employer)
- Patancheru MMTS station 5 km
- NH-65 (Hyderabad–Pune) highway frontage
- Sangareddy district headquarters 12 km
- Hyderabad Pharma City (under development) corridor
- Patancheru industrial estates adjacent

## Nearby localities

Patancheru · Ramachandrapuram · Indul Nagalapalle · Isnapur · Osman Nagar · 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/pashamylaram-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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