

Patelguda Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

| | |
|---------------------|--|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 5-year appreciation | 40-52% |
| Suits | Budget buyers, IT workforce, first-time buyers |
| ORR exit | — |
| ORR distance | — |

Why invest here

Patelguda is a growing residential locality in the KPHB-Pragathi Nagar belt, offering affordable housing options within easy reach of the Kukatpally-Miyapur Metro corridor. Its proximity to JNTU College, the KPHB employment cluster, and Hyderabad's western IT spine makes it attractive for budget-conscious IT professionals and first-time homebuyers.

Infrastructure

- JNTU College Metro station 2.5 km
- KPHB Colony Metro station 3 km
- Pragathi Nagar residential zone adjacent
- Kukatpally commercial hub 4 km
- Miyapur bus terminus 4 km
- NH-65 access via Kukatpally Road

Nearby localities

Kphb Colony · Pragathi Nagar · Miyapur · Kukatpally · Allwyn Colony · Nizampet · Ramachandrapuram

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/patelguda-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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