APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Patelguda Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹4.8K – ₹6.5K
2BHK rent / month	₹12K – ₹18K
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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