APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Patighanpur Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.2K – ₹4.5K
2BHK rent / month	₹8K – ₹12K
5-year appreciation	45-58%
Suits	Long-term investors, plotted development buyers, industrial workers
ORR exit	—
ORR distance	—

Why invest here

Patighanpur is an emerging village-panchayat locality on the outer western growth fringe near Patancheru and Ramachandrapuram. With land prices still at early-stage levels and improving connectivity via NH-65 and ORR feeder roads, it presents a value-entry opportunity for investors tracking Hyderabad's westward expansion corridor.

Infrastructure

- NH-65 (Hyderabad–Pune) highway nearby
- Patancheru industrial corridor 6 km
- Ramachandrapuram 5 km
- ORR feeder road connectivity
- Pashamylaram IDA industrial zone 7 km

Nearby localities

Patancheru · Ramachandrapuram · Pashamylaram · Indul Nagalapalle · Isnapur · Ameenpur

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/patighanpur-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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