APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Pragathi Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹5.2K - ₹7.2K
2BHK rent / month	₹12K - ₹18K
5-year appreciation	50-60%
Suits	Budget IT professionals, young couples, first-time buyers
ORR exit	Kompally Interchange (NH-44)
ORR distance	~9 km km

Why invest here

Walking distance to Miyapur metro terminal at prices 15-20% lower. Growing residential hub with improving infrastructure and retail options.

Infrastructure

- Miyapur metro terminal (1.5 km)
- Kukatpally-Miyapur road upgrades
- Growing retail corridor
- Multiple apartment complexes

Nearby localities

Miyapur · Jntu College · Nizampet · Chandanagar · Madinaguda

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/pragathi-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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