APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Sangareddy Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹2.8K – ₹4.2K
2BHK rent / month	₹7K – ₹12K
5-year appreciation	50-65%
Suits	Long-term investors, plotted development buyers, industrial workforce
ORR exit	—
ORR distance	—

Why invest here

Sangareddy is the district headquarters of Sangareddy district and sits on the cusp of Hyderabad's western expansion wave. With Hyderabad Pharma City — one of India's largest pharma clusters — under development in its vicinity, along with strong NH-65 connectivity and growing industrial estates at Patancheru and Pashamylaram, Sangareddy offers exceptional land-appreciation potential at still-affordable entry prices.

Infrastructure

- Sangareddy district headquarters & administration hub
- NH-65 (Hyderabad–Pune) national highway direct access
- Hyderabad Pharma City (under development) 15 km
- Patancheru MMTS station 18 km
- Outer Ring Road (ORR) via Patancheru 20 km
- Sadasivpet & Zaheerabad industrial corridor proximity
- IIT Hyderabad campus 8 km (Kandi)

Nearby localities

Patancheru · Pashamylaram · Indul Nagalapalle · Patighanpur · Nandigaon · Iit Hyderabad · 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/sangareddy-real-estate-guide

351 Hyderabad locality guides + weekly newsroom · aptlok.com

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.

Citation format: "AptLok, Sangareddy Real Estate Guide, https://aptlok.com/en/hyderabad/sangareddy-real-estate-guide, accessed Nov 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Nov 12, 2026 from aptlok.com.