

# Sangareddy Real Estate Guide

West Hyderabad · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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>

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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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