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Shadnagar Corridor Real Estate Guide

Shamshabad Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.3K - ₹4K
2BHK rent / month	₹8K - ₹12K
5-year appreciation	53-58%
Suits	Long-term investors, plotted development buyers
ORR exit	—
ORR distance	—

Why invest here

Shadnagar Corridor is a strategically located locality in the Shamshabad Airport corridor. Airport proximity, ORR connectivity and the growing Adibatla IT-aerospace belt make it a strong long-term investment zone.

Infrastructure

- Proposed metro extension from Raidurg to Shamshabad
- ORR South — connects to all corridors
- Adibatla IT and aerospace industry hub (TATA, BDL)
- Pharma City and industrial zones on southern outskirts

Nearby localities

Timmapur · Farooqnagar · Peddagolconda · Gandipet South · Shamshabad

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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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