APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Shapur Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹6.3K - ₹7.4K
2BHK rent / month	₹16K - ₹22K
5-year appreciation	59-63%
Suits	First-time buyers, IT professionals seeking value
ORR exit	—
ORR distance	—

Why invest here

Shapur Nagar offers affordable residential options in the West Hyderabad growth belt. ORR connectivity and proximity to the Miyapur metro terminal make it a smart pick for IT professionals and families seeking value near the IT corridor.

Infrastructure

- Proposed Regional Ring Road (RRR) — boosts peripheral connectivity
- Road widening and flyover projects underway
- Growing retail & commercial ecosystem along NH-65

Nearby localities

Serilingampally · Gajularamaram · Jagadgirigutta · Chandanagar · Gangaram

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/shapur-nagar-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, Shapur Nagar Real Estate Guide, https://aptlok.com/en/hyderabad/shapur-nagar-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 21, 2026 from aptlok.com.