APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Shivarampally Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.2K - ₹6.2K
2BHK rent / month	₹13K - ₹19K
5-year appreciation	43-48%
Suits	Budget first-time buyers, long-term investors
ORR exit	—
ORR distance	—

Why invest here

Shivarampally is an affordable residential locality in South Hyderabad with strong commuter connectivity. The LB Nagar metro corridor and growing commercial ecosystem support steady value appreciation.

Infrastructure

- Proposed metro extension beyond LB Nagar
- Rajiv Gandhi International Airport — 30 min via ORR
- Growing healthcare and educational infrastructure
- LB Nagar metro terminal — Red Line

Nearby localities

Gudimalkapur South · Mailardevpally · Budvel · Narsingi South · Turkayamjal

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/shivarampally-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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