APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Tellapur Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹5.6K - ₹6.6K
2BHK rent / month	₹14K - ₹20K
5-year appreciation	55-59%
Suits	First-time buyers, IT professionals seeking value
ORR exit	Tellapur Interchange
ORR distance	~1 km km

Why invest here

Tellapur 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

- Miyapur metro terminal — direct access to HITEC City (25 min)
- Proposed Regional Ring Road (RRR) — boosts peripheral connectivity
- Road widening and flyover projects underway
- Growing retail & commercial ecosystem along NH-65

Nearby localities

Lingampally · Nallagandla · Ameenpur · Rc Puram · Patancheru

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/tellapur-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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