APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Timmapur Real Estate Guide

Shamshabad Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.3K - ₹4.1K
2BHK rent / month	₹8K - ₹12K
5-year appreciation	53-58%
Suits	Long-term investors, plotted development buyers
ORR exit	—
ORR distance	—

Why invest here

Timmapur offers affordable plotted development and residential options near the airport. With limited supply and growing IT/aerospace employment, it presents strong long-term investment potential.

Infrastructure

- Rajiv Gandhi International Airport — 5–15 min access
- Proposed metro extension from Raidurg to Shamshabad
- ORR South — connects to all corridors

Nearby localities

Srisailam Highway · Rajiv Gandhi Airport Area · Farooqnagar · Shadnagar Corridor · Peddagolconda

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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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