

Ameenpur Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

| | |
|---------------------|---|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 5-year appreciation | 61-65% |
| Suits | First-time buyers, IT professionals seeking value |
| ORR exit | — |
| ORR distance | — |

Why invest here

Ameenpur benefits from the westward expansion of Hyderabad's IT workforce demand. With Kukatpally commercial hub nearby and strong rental demand, it offers a solid long-term investment opportunity.

Infrastructure

- Multiple school, hospital & social infrastructure clusters
- Industrial belt transitioning to premium residential use
- ORR connectivity to IT corridor via Miyapur

Nearby localities

Nallagandla · Tellapur · Rc Puram · Patancheru · Bhel Township

Market intelligence

West Corridor Price Trends (5-Yr)

RRR & Metro Impact

Rental Demand Snapshot

Who Buys Here

Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/ameenpur-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://www.aptllok.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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