

# Manchal Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	50-55%
Suits	Budget first-time buyers, long-term investors
ORR exit	—
ORR distance	—

## Why invest here

Manchal is an emerging pocket in South Hyderabad with significant long-term potential. ORR access, improving social infrastructure and affordable entry prices attract first-time buyers and investors.

## Infrastructure

- LB Nagar metro terminal — Red Line
- ORR connectivity to Shamshabad Airport
- Warangal Highway upgrades (NH-163)

## Nearby localities

Appa Junction · Ibrahimpatnam · Kandukur · Shadnagar · Gudimalkapur South

## Market intelligence

### South Zone Price Trends (5-Yr)

### ORR & Infrastructure Impact

### Long-Term Investment Case

### Rental Demand Snapshot

## Want the live, interactive version?

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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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