

# Patancheru Real Estate Guide

West Hyderabad · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	60-64%
Suits	First-time buyers, IT professionals seeking value
ORR exit	Patancheru Interchange (NH-65)
ORR distance	~1 km km

## Why invest here

Patancheru is an emerging pocket in West Hyderabad with steadily improving infrastructure. Growing retail, schools and road projects are driving appreciation while prices remain budget-friendly.

## Infrastructure

- Proximity to Kukatpally commercial and shopping hub
- Multiple school, hospital & social infrastructure clusters
- Industrial belt transitioning to premium residential use
- ORR connectivity to IT corridor via Miyapur

## Nearby localities

Ameenpur · Rc Puram · Bhel Township · Hyder Nagar · Mothi Nagar

## 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/patancheru-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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