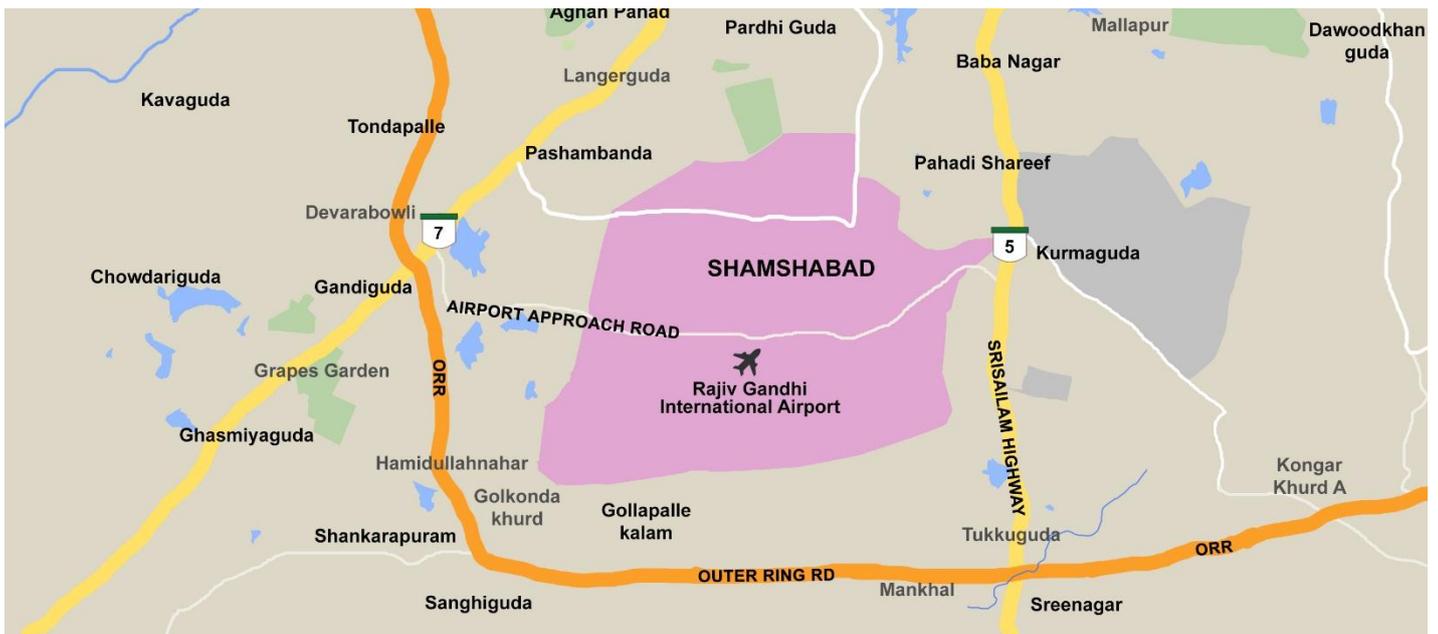
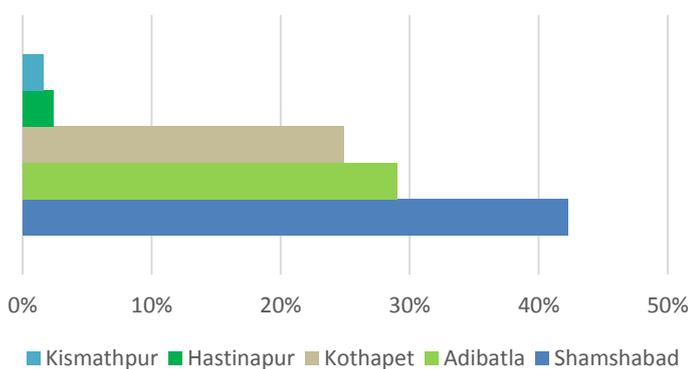


Shamshabad

Shamshabad is located in the southern part of Hyderabad. Previously known as Sedanti village, Shamshabad was renamed after a noble Nawab Shamsa-Ul-Umara. It is the home of the Rajiv Gandhi International Airport which is spread across 5400 acres. The micro market is surrounded by Gollapally in the west, Kurmaguda in the east, Golconda Khurd in the south and Pashambanda in the north. Developments related to infrastructure and real estate here started taking off only because of the presence of the airport. Some the important sub localities present here are Gollapalle Khurd, Sayyed Guda, Maqtabahadur Ali and Mamidipally.



Locality Ranking: Shamshabad



Connectivity

- The Rajiv Gandhi International Airport is located in this micro market
- The Airport Approach Road and the Airport Road are the two major roads present here. Besides these there are a series of smaller roads which take care of the area’s intra connectivity
- The area lies in close proximity to the Srisailem State Highway (SH5), National Highway 7, and the Outer Ring Road
- The nearest local railway station is located at Umdanagar which is 6 km from Shamshabad

- Kachiguda Railway Station is the nearest major railway station which is located at a distance of 25 km from the micro market
- The Telangana Road Transport Corporation operates a series of buses which connect this area to the rest of Hyderabad
- Line 2 of the Hyderabad Metro, the proposed Phase 2 metro connectivity between Falaknuma and Shamshabad and the proposed extension of the MMTS Phase 2 from Umdanagar to Shamshabad will add to the connectivity of this area

Infrastructure

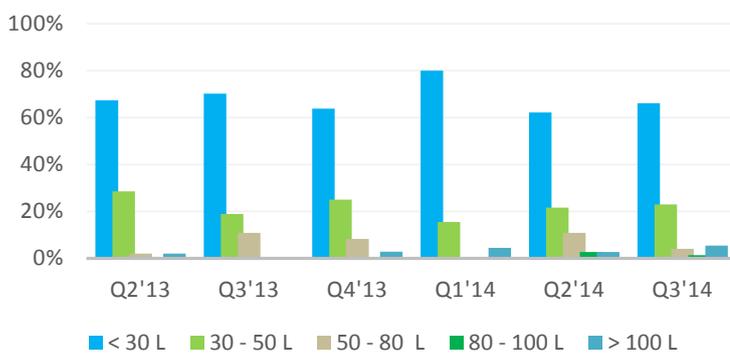
- Under Phase 1 of the Hyderabad Metro, Line 2 will connect Falaknuma with Jubilee Bus Station. The Falaknuma Station will be the closest to Shamshabad at a distance of 15.5 km
- Under the proposed Phase 2 of the metro, there is a plan to connect Falaknuma with the airport in Shamshabad
- There is also a proposal to extent the MMTS line from Umdanagar to the Shamshabad Airport under phase 2
- The area is home to one of the most important infrastructure projects in the city, the Rajiv Gandhi International Airport

Some Facts

| | |
|--------------------------|---|
| Road Connectivity | Airport Approach Road, Airport Road |
| Public Transport | TRTC buses, metro connectivity at Falaknuma |
| Distance from Shamshabad | Kachiguda Railway Station - 25 km |

- Several developments like a Hardware Park, Fab City, Textile Park, and Nano Tech Park are coming up here
- There is a proposal to set up a Special Economic Zone in this area
- There is a good presence of educational institutions and healthcare facilities in this micro market
- Water scarcity is a problem as there is no regular supply of water here

Budget Preference of Buyers

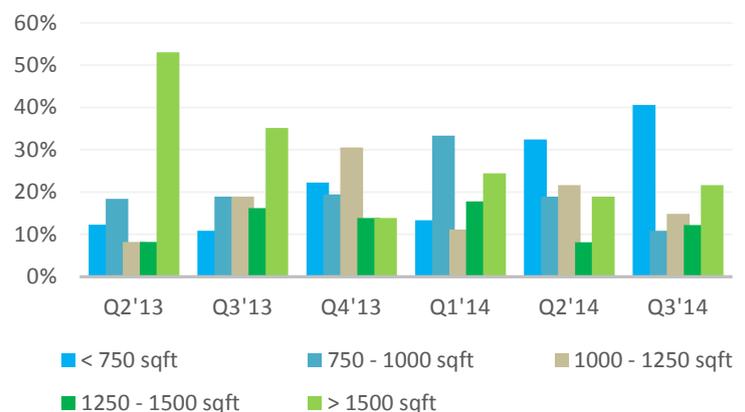


- There is a good supply of residential plots here as there are many developers who are offering this property type rather than apartments
- Since there is a restriction on how high apartments here can go because of the presence of the Airport, the market for this property type is limited
- Plots in Shamshabad are affordable and are priced between INR 420 to 700 psft
- [Flats in Shamshabad](#) are priced between INR 1000 to 2000 psft
- Villas in the micro market are priced between INR 2100 to 4500 psft
- 85% of the residential projects which are present here are plots, individual homes stand at 6%, apartments stand at 5% and villas at 4%

Real estate

- Since there are many infrastructural developments on the cards here, builders are tapping into this area to make the most of the demand for [properties in Shamshabad](#)

Unit Size Preference of Buyers



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