

# Anjaneya Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	35-48%
Suits	End-users, families, affordable buyers
ORR exit	—
ORR distance	—

## Why invest here

Anjaneya Nagar is a well-established residential colony near Kukatpally, benefiting from the area's robust infrastructure, metro connectivity, and proximity to the KPHB-Kukatpally commercial spine. Its relatively affordable pricing compared to core Kukatpally, combined with easy access to the western IT corridor and Miyapur residential market, makes it a sound choice for families and first-time buyers.

## Infrastructure

- Kukatpally Metro station 1.5 km
- KPHB commercial hub 1 km
- Balanagar industrial zone 2 km
- NH-65 (Mumbai Highway) 3 km
- Miyapur residential zone 4 km
- TSRTC bus network well-connected

## Nearby localities

Kukatpally · Kphb · Balanagar · Miyapur · Pragathi Nagar · Sanath Nagar · Moosapet

## Market intelligence

### West Corridor Price Trends (5-Yr)

## RRR & Metro Impact

## Rental Demand Snapshot

## Who Buys Here

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/anjaneya-nagar-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://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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