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Anjaneya Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5.5K – ₹7.8K
2BHK rent / month	₹13K – ₹20K
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 · Sanathnagar · 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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