APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# AS Rao Nagar Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

**7** / 10

RISK: LOW

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹5.3K - ₹6.3K |
| **2BHK rent / month** | ₹13K - ₹19K |
| **5-year appreciation** | 39-43% |
| **Suits** | Families, defence personnel, mid-range buyers |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

AS Rao Nagar offers a blend of heritage and modernity in the Secunderabad zone. Proximity to defence establishments, Secunderabad railway hub and metro access make it a dependable mid-market investment.

## Infrastructure

- Metro Blue Line — Secunderabad to Uppal corridor
- Cantonment board — heritage and well-maintained infrastructure
- Defence establishments ensuring stable neighbourhood
- JBS tri-modal transport hub

## Nearby localities

Kapra · Ecil · Marredpally · West Marredpally · Neredmet

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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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