

# AS Rao Nagar Real Estate Guide

Secunderabad &amp; Cantonment · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/as-rao-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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