APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Balanagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5.2K - ₹7K
2BHK rent / month	₹12K - ₹18K
5-year appreciation	45-55%
Suits	Industrial area workers, budget buyers, small families
ORR exit	Gandimaisamma / Dundigal Interchange
ORR distance	~10 km km

Why invest here

Industrial hub transitioning to residential. Budget-friendly with metro access. Good for those working in the Balanagar-Sanathnagar industrial belt.

Infrastructure

- Balanagar industrial area upgrades
- Metro connectivity
- NH-65 highway access

Nearby localities

Kukatpally · Moosapet · Bharat Nagar · Erragadda

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/balanagar-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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