

# Balapur Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

## Snapshot

|                     |   |
|---------------------|---|
| Avg price per sqft  | ₹0  |
| 2BHK rent / month   | ₹0  |
| 5-year appreciation | 41-46%  |
| Suits               | Budget first-time buyers, long-term investors |
| ORR exit            | —   |
| ORR distance        | —   |

## Why invest here

Balapur is an emerging pocket in South Hyderabad with significant long-term potential. ORR access, improving social infrastructure and affordable entry prices attract first-time buyers and investors.

## Infrastructure

- Dilsukhnagar commercial hub — highest footfall in south
- Proposed metro extension beyond LB Nagar
- Rajiv Gandhi International Airport — 30 min via ORR

## Nearby localities

Vanasthalipuram · Meerpet · Badangpet · Karmanghat · Bandlaguda Jagir

## Market intelligence

### South Zone Price Trends (5-Yr)

### ORR & Infrastructure Impact

### Long-Term Investment Case

### Rental Demand Snapshot

## Want the live, interactive version?

<https://aptlok.com/en/hyderabad/balapur-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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