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Fateh Nagar Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹6.5K – ₹9K
2BHK rent / month	₹15K – ₹23K
5-year appreciation	35-45%
Suits	End-users, professionals, mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Fateh Nagar is a well-connected residential colony in the Erragadda–Balkampet corridor with direct Red Line Metro access at Erragadda station. Its central-west position offers easy reach to both the Ameerpet–Punjagutta commercial spine and the Kukatpally IT belt, making it a practical choice for working professionals seeking affordable central Hyderabad living.

Infrastructure

- Erragadda Metro station 1.2 km
- ESI Hospital Metro station 1.5 km
- Balkampet Yellamma Temple — landmark
- SR Nagar commercial zone 2.5 km
- Ameerpet Metro interchange 4 km
- ESI Hospital campus 2 km

Nearby localities

Erragadda · Balkampet · Sr Nagar · Sanathnagar · Tilaknagar · Mothi Nagar · Borabanda

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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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.

Citation format: "AptLok, Fateh Nagar Real Estate Guide, https://aptlok.com/en/hyderabad/fateh-nagar-real-estate-guide, accessed Nov 2026."

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