APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Film Nagar Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹8.9K - ₹10.9K
2BHK rent / month	₹22K - ₹33K
5-year appreciation	47-51%
Suits	Central-city professionals, rental investors
ORR exit	—
ORR distance	—

Why invest here

Film Nagar provides a balanced lifestyle in Hyderabad's central belt. Easy commute to IT parks, government offices and commercial hubs makes it a versatile choice for buyers and investors alike.

Infrastructure

- Hussain Sagar lakefront development
- Nampally railway station modernisation
- Metro interchange stations (Red + Blue + Green lines)

Nearby localities

Banjara Hills · Jubilee Hills · Somajiguda · Basheerbagh · Himayatnagar

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/film-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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