

# Hayathnagar Real Estate Guide

South Hyderabad · Hyderabad

## INVESTMENT SCORE

5 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	43-48%
Suits	Budget first-time buyers, long-term investors
ORR exit	Hayathnagar Interchange
ORR distance	~2 km km

## Why invest here

Hayathnagar is an affordable residential locality in South Hyderabad with strong commuter connectivity. The LB Nagar metro corridor and growing commercial ecosystem support steady value appreciation.

## Infrastructure

- Warangal Highway upgrades (NH-163)
- Malakpet Race Course redevelopment — speculative catalyst
- Dilsukhnagar commercial hub — highest footfall in south

## Nearby localities

Saidabad · Champapet · Vanasthalipuram · Meerpeta · Balapur

## 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/hayathnagar-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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