APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Hayathnagar Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

**5** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹5.2K - ₹6.1K |
| **2BHK rent / month** | ₹13K - ₹18K |
| **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 · Meerpet · Balapur

## Market intelligence

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

### ORR & Infrastructure Impact

### Long-Term Investment Case

### Rental Demand Snapshot

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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.

**Citation format:** "AptLok, Hayathnagar Real Estate Guide, https://aptlok.com/en/hyderabad/hayathnagar-real-estate-guide, accessed Nov 2026."

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