APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

IS Sadan Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.2K - ₹6.2K
2BHK rent / month	₹13K - ₹18K
5-year appreciation	43-48%
Suits	Budget first-time buyers, long-term investors
ORR exit	—
ORR distance	—

Why invest here

IS Sadan 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

- Malakpet Race Course redevelopment — speculative catalyst
- Dilsukhnagar commercial hub — highest footfall in south
- Proposed metro extension beyond LB Nagar
- Rajiv Gandhi International Airport — 30 min via ORR

Nearby localities

Karmanghat · Bandlaguda Jagir · Appa Junction · Ibrahimpatnam · Manchal

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/is-sadan-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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