APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Kalyan Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5.5K – ₹7.5K
2BHK rent / month	₹13K – ₹20K
5-year appreciation	38-48%
Suits	Budget buyers, IT workforce, first-time buyers
ORR exit	—
ORR distance	—

Why invest here

Kalyan Nagar is a compact residential colony nestled in the Borabanda–SR Nagar corridor, offering affordable housing within easy reach of the Ameerpet Metro interchange and the Kukatpally–KPHB employment belt. Its established social infrastructure and proximity to multiple IT corridors make it a practical and growing destination for budget-conscious professionals.

Infrastructure

- Ameerpet Metro interchange 3.5 km
- SR Nagar Metro station 3 km
- Borabanda locality adjacent
- Sanjeeva Reddy Nagar commercial zone 2 km
- Kukatpally bus terminal 5 km
- ESI Hospital Erragadda 4 km

Nearby localities

Borabanda · Sr Nagar · Sanjeeva Reddy Nagar · Rajeev Nagar · Erragadda · Tilaknagar · Kphb Colony

Market intelligence

West Corridor Price Trends (5-Yr)

RRR & Metro Impact

Rental Demand Snapshot

Who Buys Here

Want the live, interactive version?

https://aptlok.com/en/hyderabad/kalyan-nagar-real-estate-guide

351 Hyderabad locality guides + weekly newsroom · aptlok.com

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, Kalyan Nagar Real Estate Guide, https://aptlok.com/en/hyderabad/kalyan-nagar-real-estate-guide, accessed Nov 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Nov 12, 2026 from aptlok.com.