

# LB Nagar Real Estate Guide

South Hyderabad · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	50-60%
Suits	First-time buyers, families, terminal station investors
ORR exit	Hayathnagar Interchange
ORR distance	~6 km km

## Why invest here

Red Line terminal station with strong commuter traffic. Gateway to rapidly growing Hayathnagar-Ibrahimpatnam corridor. Terminal stations historically outperform in appreciation.

## Infrastructure

- LB Nagar Metro terminal
- LB Nagar-Hayathnagar growth corridor
- ORR connectivity
- NH-65 (Vijayawada Highway) upgrades
- Proposed metro extension

## Nearby localities

Victoria Memorial · Chaitanyapuri · Nagole · Dilsukhnagar

## Market intelligence

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

### ORR & Infrastructure Impact

### Long-Term Investment Case

## Rental Demand Snapshot

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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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