APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Madhav Nagar Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5K – ₹7K
2BHK rent / month	₹12K – ₹18K
5-year appreciation	35-48%
Suits	End-users, mid-range buyers, government employees
ORR exit	—
ORR distance	—

Why invest here

Madhav Nagar is a well-established residential colony in south Hyderabad, situated in the Malakpet–Saidabad corridor. It offers good connectivity to the city centre via Malakpet and benefits from proximity to government offices, hospitals, and established retail along the Dilsukhnagar–Malakpet arterial road. A dependable mid-market locality with stable demand from end-users and government employees.

Infrastructure

- Malakpet Metro station 2 km
- New Market MMTS station 3 km
- Saidabad bus terminus 2.5 km
- Dilsukhnagar commercial hub 4 km
- Osmania General Hospital 5 km
- NH-65 access via LB Nagar Road

Nearby localities

Malakpet · Saidabad · Musarambagh · Dilsukhnagar · Chaitanyapuri · Amberpet · Kothapet

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/madhav-nagar-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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