

# Madhav Nagar Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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

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<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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