APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Patel Nagar Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹6.5K – ₹9K
2BHK rent / month	₹15K – ₹23K
5-year appreciation	32-42%
Suits	End-users, mid-range buyers, professionals
ORR exit	—
ORR distance	—

Why invest here

Patel Nagar is a compact residential locality in the Sanath Nagar–SR Nagar belt of west-central Hyderabad. Situated close to the SR Nagar commercial corridor and well-served by TSRTC bus routes, it offers affordable living with quick access to Ameerpet, Erragadda Metro, and the Begumpet employment zone. A dependable mid-market choice for professionals and families seeking centrality at reasonable price points.

Infrastructure

- SR Nagar commercial hub 1.5 km
- Erragadda Metro station 2 km
- Sanath Nagar industrial area 1 km
- Ameerpet Metro interchange 3.5 km
- ESI Hospital 2.5 km
- TSRTC bus network well-connected

Nearby localities

Sanathnagar · Sr Nagar · Erragadda · Balkampet · Mothi Nagar · Tilaknagar · Ameerpet

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

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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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