

# Rajeev Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	38-50%
Suits	IT professionals, mid-range buyers, families
ORR exit	—
ORR distance	—

## Why invest here

Rajeev Nagar is a well-established residential colony in the Kukatpally-SR Nagar belt, offering strong metro connectivity via the Red Line and proximity to both the KPHB-Kukatpally employment corridor and central Hyderabad. It is a preferred choice for mid-range buyers and IT professionals seeking affordable flats with good social infrastructure and commute convenience.

## Infrastructure

- SR Nagar Metro station 2 km
- KPHB Colony Metro station 3 km
- Kukatpally commercial hub 4 km
- Erragadda ESI Hospital 3 km
- NH-65 access via Kukatpally Road
- TSRTC bus network well-connected

## Nearby localities

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

## 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/rajeev-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.

**Citation format:** "AptLok, Rajeev Nagar Real Estate Guide, <https://aptlok.com/en/hyderabad/rajeev-nagar-real-estate-guide>, accessed May 2026."

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