

# Sanath Nagar Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	35-45%
Suits	End-users, professionals, mid-range buyers
ORR exit	—
ORR distance	—

## Why invest here

Sanath Nagar is a well-developed residential colony in the Erragadda-Mothi Nagar belt with strong Red Line Metro connectivity at the nearby Erragadda and ESI Hospital stations. Positioned between west Hyderabad's industrial estates and the Ameerpet-SR Nagar commercial spine, it offers established residential living at more accessible price points than neighbouring premium localities.

## Infrastructure

- Erragadda Metro station 1.5 km
- ESI Hospital Metro station 1 km
- ESI Hospital campus adjacent
- SR Nagar commercial zone 2 km
- Mothi Nagar & Borabanda residential belt adjacent
- Kukatpally Road arterial connectivity

## Nearby localities

Erragadda · Mothi Nagar · Sr Nagar · Borabanda · Tilaknagar · Rajeev Nagar · Sanjeeva Reddy Nagar

## Market intelligence

### Central Belt Price Trends (5-Yr)

## Metro Interchange Advantage

## Begumpet Airport Land

## 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.

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

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