APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Shadnagar Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

**7** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹5.7K - ₹6.6K |
| **2BHK rent / month** | ₹14K - ₹20K |
| **5-year appreciation** | 47-52% |
| **Suits** | Budget first-time buyers, long-term investors |
| **ORR exit** | Shamshabad / Airport Interchange |
| **ORR distance** | ~20 km km |

## Why invest here

Shadnagar is an emerging pocket in South Hyderabad with significant long-term potential. ORR access, improving social infrastructure and affordable entry prices attract first-time buyers and investors.

## Infrastructure

- Dilsukhnagar commercial hub — highest footfall in south
- Proposed metro extension beyond LB Nagar
- Rajiv Gandhi International Airport — 30 min via ORR

## Nearby localities

Manchal · Kandukur · Gudimalkapur South · Mailardevpally · Shivarampally

## 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/shadnagar-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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