APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Vanasthalipuram Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.7K - ₹6.7K
2BHK rent / month	₹14K - ₹20K
5-year appreciation	47-52%
Suits	Budget first-time buyers, long-term investors
ORR exit	Hayathnagar Interchange
ORR distance	~8 km km

Why invest here

Vanasthalipuram is an affordable residential locality in South Hyderabad with strong commuter connectivity. The LB Nagar metro corridor and growing commercial ecosystem support steady value appreciation.

Infrastructure

- ORR connectivity to Shamshabad Airport
- Warangal Highway upgrades (NH-163)
- Malakpet Race Course redevelopment — speculative catalyst
- Dilsukhnagar commercial hub — highest footfall in south

Nearby localities

Champapet · Hayathnagar · Meerpet · Balapur · Badangpet

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/vanasthalipuram-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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