

# Vani Nagar Real Estate Guide

South Hyderabad · Hyderabad

## INVESTMENT SCORE

5 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	32-44%
Suits	End-users, government employees, affordable buyers
ORR exit	—
ORR distance	—

## Why invest here

Vani Nagar is a mid-segment residential locality in south Hyderabad's Malakpet-Saidabad belt. It offers well-established residential colonies at entry-level price points, with good access to the Dilsukhnagar commercial hub, Malakpet Metro, and NH-65. Consistent demand from government employees and working families seeking affordable central-south Hyderabad living makes it a stable, low-risk market.

## Infrastructure

- Malakpet Metro station 2.5 km
- Dilsukhnagar commercial hub 4 km
- Saidabad Road 1.5 km
- NH-65 (Hyderabad-Vijayawada) 3 km
- Osmania General Hospital 5 km
- TSRTC bus network

## Nearby localities

Malakpet · Saidabad · Musarambagh · Madhav Nagar · Dilsukhnagar · Chaitanyapuri · Kothapet

## 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/vani-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.

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