APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Vani Nagar Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹4.8K – ₹7K
2BHK rent / month	₹11K – ₹17K
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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