APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Vasanth Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5.8K – ₹8K
2BHK rent / month	₹14K – ₹21K
5-year appreciation	35-47%
Suits	End-users, families, mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Vasanth Nagar is a residential locality in the Kukatpally–Balanagar corridor of west Hyderabad. It benefits from proximity to Kukatpally Metro, the KPHB township, and Balanagar industrial zone, making it a practical base for both industrial workers and IT professionals. Well-developed social infrastructure — schools, hospitals, and retail — supports consistent end-user demand and stable rental yields.

Infrastructure

- Kukatpally Metro station 2 km
- KPHB Phase 1–6 township adjacent
- Balanagar industrial hub 2.5 km
- Pragathi Nagar 2 km
- NH-65 access 3.5 km
- TSRTC bus connectivity

Nearby localities

Kukatpally · Kphb · Pragathi Nagar · Balanagar · Anjaneya Nagar · Miyapur · Sanathnagar

Market intelligence

West Corridor Price Trends (5-Yr)

RRR & Metro Impact

Rental Demand Snapshot

Who Buys Here

Want the live, interactive version?

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

Citation format: "AptLok, Vasanth Nagar Real Estate Guide, https://aptlok.com/en/hyderabad/vasanth-nagar-real-estate-guide, accessed Nov 2026."

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