

# Victoria Memorial Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	42-52%
Suits	Budget buyers, south-city families
ORR exit	—
ORR distance	—

## Why invest here

Affordable corridor between Dilsukhnagar and LB Nagar. Metro connectivity at budget prices. Growing residential development.

## Infrastructure

- Metro station
- LB Nagar corridor connectivity
- Residential development growth

## Nearby localities

Chaitanyapuri · Lb Nagar · Dilsukhnagar

## 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/victoria-memorial-real-estate-guide>

100+ Hyderabad locality guides + weekly newsroom · [aptlok.com](https://aptlok.com)

---

**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, Victoria Memorial Real Estate Guide, <https://aptlok.com/en/hyderabad/victoria-memorial-real-estate-guide>, accessed Jun 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Jun 11, 2026 from [aptlok.com](https://aptlok.com).*