APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Victoria Memorial Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹5K - ₹7K
2BHK rent / month	₹12K - ₹17K
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

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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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