

Hayathnagar Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	43-48%
Suits	Budget first-time buyers, long-term investors
ORR exit	Hayathnagar Interchange
ORR distance	~2 km km

Why invest here

Hayathnagar is an affordable residential locality in South Hyderabad with strong commuter connectivity. The LB Nagar metro corridor and growing commercial ecosystem support steady value appreciation.

Infrastructure

- Warangal Highway upgrades (NH-163)
- Malakpet Race Course redevelopment — speculative catalyst
- Dilsukhnagar commercial hub — highest footfall in south

Nearby localities

Saidabad · Champapet · Vanasthalipuram · Meerpeta · Balapur

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/hayathnagar-real-estate-guide>

100+ Hyderabad locality guides + weekly newsroom · [aptllok.com](https://www.aptllok.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://www.aptllok.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, Hayathnagar Real Estate Guide, <https://www.aptllok.com/en/hyderabad/hayathnagar-real-estate-guide>, accessed May 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated May 21, 2026 from [aptllok.com](https://www.aptllok.com).