

Kalyan Nagar Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	38-48%
Suits	Budget buyers, IT workforce, first-time buyers
ORR exit	—
ORR distance	—

Why invest here

Kalyan Nagar is a compact residential colony nestled in the Borabanda-SR Nagar corridor, offering affordable housing within easy reach of the Ameerpet Metro interchange and the Kukatpally-KPHB employment belt. Its established social infrastructure and proximity to multiple IT corridors make it a practical and growing destination for budget-conscious professionals.

Infrastructure

- Ameerpet Metro interchange 3.5 km
- SR Nagar Metro station 3 km
- Borabanda locality adjacent
- Sanjeeva Reddy Nagar commercial zone 2 km
- Kukatpally bus terminal 5 km
- ESI Hospital Erragadda 4 km

Nearby localities

Borabanda · Sr Nagar · Sanjeeva Reddy Nagar · Rajeev Nagar · Erragadda · Tilaknagar · Kphb Colony

Market intelligence

West Corridor Price Trends (5-Yr)

RRR & Metro Impact

Rental Demand Snapshot

Who Buys Here

Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/kalyan-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://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.

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