

Shadnagar Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	47-52%
Suits	Budget first-time buyers, long-term investors
ORR exit	Shamshabad / Airport Interchange
ORR distance	~20 km km

Why invest here

Shadnagar is an emerging pocket in South Hyderabad with significant long-term potential. ORR access, improving social infrastructure and affordable entry prices attract first-time buyers and investors.

Infrastructure

- Dilsukhnagar commercial hub — highest footfall in south
- Proposed metro extension beyond LB Nagar
- Rajiv Gandhi International Airport — 30 min via ORR

Nearby localities

Manchal · Kandukur · Gudimalkapur South · Mailardevpally · Shivarampally

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/shadnagar-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, Shadnagar Real Estate Guide, <https://www.aptllok.com/en/hyderabad/shadnagar-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).