APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Bowenpally Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

**7** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹3.7K - ₹4.6K |
| **2BHK rent / month** | ₹9K - ₹14K |
| **5-year appreciation** | 41-45% |
| **Suits** | Budget buyers, long-term investors, families |
| **ORR exit** | Kompally Interchange (NH-44) |
| **ORR distance** | ~10 km km |

## Why invest here

Bowenpally benefits from the Kompally–Medchal growth corridor expansion. Proposed metro and Pharma City employment hub will significantly boost long-term appreciation in this budget-friendly zone.

## Infrastructure

- ORR North — quick access to all city zones
- Proposed Metro extension towards Kompally
- Hyderabad Pharma City on northern outskirts
- Medchal–Malkajgiri district development thrust

## Nearby localities

Trimulgherry · Yapral · Karkhana · Jeedimetla · Quthbullapur

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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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