APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

East Marredpally Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹7K – ₹10K
2BHK rent / month	₹17K – ₹27K
5-year appreciation	35-45%
Suits	Professionals, investors, premium mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

East Marredpally is a well-established residential neighbourhood in the heart of Secunderabad, sharing the premium reputation of adjacent West Marredpally. Its proximity to Secunderabad Junction — one of India's busiest rail nodes — combined with a strong social fabric of schools, churches, clubs, and retail streets makes it a perennial favourite among families and working professionals. Rental demand is consistent and property values hold firm.

Infrastructure

- Secunderabad Junction railway station 2 km
- West Marredpally 0.5 km
- JBS (Jubilee Bus Station) 2.5 km
- Paradise Circle & Patny Centre 2 km
- SD Road commercial strip 1 km
- TSRTC bus connectivity

Nearby localities

West Marredpally · Secunderabad Junction · Jbs Parade Ground · Bowenpally · Sikh Village · Tadbund · Karkhana

Want the live, interactive version?

https://aptlok.com/en/hyderabad/east-marredpally-real-estate-guide

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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