APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Giri Metla Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.8K – ₹5.2K
2BHK rent / month	₹10K – ₹15K
5-year appreciation	38-50%
Suits	Budget buyers, plotted development investors, first-time buyers
ORR exit	—
ORR distance	—

Why invest here

Giri Metla is an emerging locality in Hyderabad's south-east corridor, benefiting from its proximity to the LB Nagar–Nagole belt and ORR access. With affordable pricing, improving road infrastructure, and growing demand from working professionals, it offers solid long-term investment potential for budget-conscious buyers.

Infrastructure

- LB Nagar Metro terminal station ~4 km
- Nagole Metro station ~5 km
- Outer Ring Road (ORR) access nearby
- NH-65 connectivity via LB Nagar
- Uppal industrial and commercial zone 6 km

Nearby localities

Lb Nagar · Nagole · Uppal · Hayathnagar · Kothapet · Vanasthalipuram

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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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