APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Gudimalkapur South Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.5K - ₹6.5K
2BHK rent / month	₹14K - ₹19K
5-year appreciation	45-50%
Suits	Budget first-time buyers, long-term investors
ORR exit	—
ORR distance	—

Why invest here

Gudimalkapur South offers budget-friendly residential options in South Hyderabad. Growing infrastructure, metro access and proximity to the Dilsukhnagar commercial hub drive rental and resale demand.

Infrastructure

- Warangal Highway upgrades (NH-163)
- Malakpet Race Course redevelopment — speculative catalyst
- Dilsukhnagar commercial hub — highest footfall in south

Nearby localities

Kandukur · Shadnagar · Mailardevpally · Shivarampally · Budvel

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

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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.

Citation format: "AptLok, Gudimalkapur South Real Estate Guide, https://aptlok.com/en/hyderabad/gudimalkapur-south-real-estate-guide, accessed Nov 2026."

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