

# Gunrock Enclave Real Estate Guide

Secunderabad &amp; Cantonment · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: LOW-MEDIUM

## Snapshot

|                     |   |
|---------------------|---|
| Avg price per sqft  | ₹0  |
| 2BHK rent / month   | ₹0  |
| 5-year appreciation | 35-48%  |
| Suits               | Defence families, professionals, premium buyers |
| ORR exit            | —   |
| ORR distance        | —   |

## Why invest here

Gunrock Enclave is a premium residential enclave in Secunderabad, flanked by Defence establishments and the Trimulgherry cantonment belt. Its well-planned layout, green cover, and quiet environment make it a sought-after address among defence personnel and senior professionals. Strong infrastructure, proximity to Secunderabad Junction, and limited supply of quality housing sustain above-average appreciation and premium rental values.

## Infrastructure

- Trimulgherry cantonment adjacent
- Secunderabad Junction 4 km
- Malkajgiri residential zone 2.5 km
- Uppal IT SEZ & ORR 6 km
- Defence establishments nearby
- TSRTC bus network

## Nearby localities

Secunderabad Junction · West Marredpally · East Marredpally · Malkajgiri · Bowenpally · Sikh Village · Tadbund

**Want the live, interactive version?**<https://aptlok.com/en/hyderabad/gunrock-enclave-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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