APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Hakimpet Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

**7** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹4.1K - ₹5K |
| **2BHK rent / month** | ₹10K - ₹15K |
| **5-year appreciation** | 43-47% |
| **Suits** | Budget buyers, long-term investors, families |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Hakimpet 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

- Proposed Metro extension towards Kompally
- Hyderabad Pharma City on northern outskirts
- Medchal–Malkajgiri district development thrust

## Nearby localities

Turkapally · Gundlapochampally · Ramgopalpet · Thumkunta · Kandlakoya

**Want the live, interactive version?**

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

351 Hyderabad locality guides + weekly newsroom · aptlok.com

**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, Hakimpet Real Estate Guide, https://aptlok.com/en/hyderabad/hakimpet-real-estate-guide, accessed Oct 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Oct 31, 2026 from aptlok.com.*