APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Jalpally Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹4.5K - ₹5.8K
2BHK rent / month	₹11K - ₹16K
5-year appreciation	38-45%
Suits	Budget first-time buyers, working professionals near Shamshabad
ORR exit	—
ORR distance	—

Why invest here

Jalpally is an emerging affordable residential pocket in South Hyderabad, newly merged into GHMC. Its proximity to the airport, NH-44 corridor, and Shamshabad growth zone makes it attractive for budget buyers and long-term investors seeking early-stage appreciation.

Infrastructure

- GHMC expansion — now under municipal corporation
- Proximity to Rajiv Gandhi International Airport (15 km)
- NH-44 (Bangalore Highway) connectivity
- Upcoming Shamshabad metro corridor

Nearby localities

Shamshabad · Badangpet · Meerpet · Turkayamjal · Balapur

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

Want the live, interactive version?

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

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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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