APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

JBS Parade Ground Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹7K - ₹10.5K
2BHK rent / month	₹15K - ₹25K
5-year appreciation	38-48%
Suits	Secunderabad families, transport hub investors
ORR exit	—
ORR distance	—

Why invest here

Triple connectivity — metro, bus terminal, and railway. One of Hyderabad's busiest transport hubs. Strong commercial and rental potential.

Infrastructure

- Green Line Metro station
- JBS Bus Terminal
- Secunderabad railway proximity
- Multi-modal transport hub

Nearby localities

Paradise · Secunderabad West · Parade Grounds · Gandhi Hospital

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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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