

# JBS (Jubilee Bus Station) Real Estate Guide

Secunderabad &amp; Cantonment · Hyderabad

**INVESTMENT SCORE****7** / 10**RISK: LOW-MEDIUM**

## Snapshot

<b>Avg price per sqft</b>	₹0
<b>2BHK rent / month</b>	₹0
<b>5-year appreciation</b>	35-46%
<b>Suits</b>	Investors, professionals, rental-income buyers
<b>ORR exit</b>	—
<b>ORR distance</b>	—

## Why invest here

JBS — Jubilee Bus Station — is Secunderabad's primary intercity bus terminus and a major transit hub connecting Hyderabad to virtually every part of Telangana. Residential localities around JBS enjoy exceptional connectivity, high footfall-driven retail activity, and steady rental demand from travelling professionals and government employees. The area's established commercial spine along JBS Road ensures strong long-term value retention.

## Infrastructure

- JBS Jubilee Bus Station — primary intercity terminus
- Secunderabad Junction railway 1.5 km
- Parade Grounds Metro station 1 km
- Paradise Circle 1.5 km
- SD Road retail strip 1 km
- Patny Centre commercial 2 km

## Nearby localities

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

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