APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Jeedimetla Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

**5** / 10

RISK: MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹4.7K - ₹5.6K |
| **2BHK rent / month** | ₹12K - ₹17K |
| **5-year appreciation** | 47-51% |
| **Suits** | Budget buyers, long-term investors, families |
| **ORR exit** | Gandimaisamma / Dundigal Interchange |
| **ORR distance** | ~7 km km |

## Why invest here

Jeedimetla is part of the rapidly growing North Hyderabad development belt. Affordable prices combined with improving road infrastructure and ORR connectivity make it ideal for budget buyers and long-term investors.

## Infrastructure

- Hyderabad Pharma City on northern outskirts
- Medchal–Malkajgiri district development thrust
- Affordable plotted development opportunities
- Growing school & hospital ecosystem

## Nearby localities

Bowenpally · Karkhana · Quthbullapur · Ammuguda · Suchitra Circle

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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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