

# Jubilee Hills Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW-MEDIUM

## Snapshot

|                     |                                              |
|---------------------|----------------------------------------------|
| Avg price per sqft  | ₹0                                           |
| 2BHK rent / month   | ₹0                                           |
| 5-year appreciation | 46-50%                                       |
| Suits               | Central-city professionals, rental investors |
| ORR exit            | Kokapet Interchange                          |
| ORR distance        | ~8 km km                                     |

## Why invest here

Jubilee Hills offers central Hyderabad living with excellent metro and road connectivity. Heritage character combined with modern amenities attracts professionals, families and rental investors.

## Infrastructure

- Government secretariat and major office hub
- Premium schools, hospitals, and lifestyle retail
- Hussain Sagar lakefront development

## Nearby localities

Begumpet · Banjara Hills · Film Nagar · Somajiguda · Basheerbagh

## Market intelligence

### Central Belt Price Trends (5-Yr)

### Metro Interchange Advantage

### Begumpet Airport Land

### Rental Demand Snapshot

## Want the live, interactive version?

<https://aptlok.com/en/hyderabad/jubilee-hills-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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