APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Madhapur Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹9K - ₹14K
2BHK rent / month	₹22K - ₹38K
5-year appreciation	70-85%
Suits	IT professionals (walking distance to offices), high-income earners, premium investors
ORR exit	Tellapur Interchange
ORR distance	~10 km km

Why invest here

Hyderabad's most sought-after residential-commercial mix. Walk to work for thousands of IT professionals. Highest rental demand zone in the city.

Infrastructure

- Biodiversity Junction metro
- Durgam Cheruvu cable bridge
- IT SEZ expansion
- Skyway elevated corridor (upcoming)

Nearby localities

Kondapur · Hitec City · Durgam Cheruvu · Peddamma Temple · Jubilee Hills Check Post

Market intelligence

HITEC Belt Price Trends (5-Yr)

IT Employment Multiplier

Rental Yield Comparison

Upcoming Infrastructure

Want the live, interactive version?

https://aptlok.com/en/hyderabad/madhapur-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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