APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Madhura Nagar Real Estate Guide

Hi-Tech City Corridor · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹8K - ₹12K
2BHK rent / month	₹18K - ₹28K
5-year appreciation	50-60%
Suits	IT corridor professionals, premium mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Bridge between central belt and IT corridor. Quick access to both Ameerpet and Jubilee Hills. Emerging premium residential pocket.

Infrastructure

- Metro station
- Jubilee Hills connectivity
- Road infrastructure upgrades

Nearby localities

Yousufguda · Sr Nagar · Ameerpet · Road No 5 Jubilee Hills

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/madhura-nagar-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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