

# Madinaguda Real Estate Guide

West Hyderabad · Hyderabad

## INVESTMENT SCORE

7 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	50-60%
Suits	IT professionals, young families, budget buyers near IT belt
ORR exit	—
ORR distance	—

## Why invest here

Sweet spot between Miyapur affordability and IT corridor access. Just 2 km from Miyapur metro terminal with direct ORR access to Gachibowli/Financial District.

## Infrastructure

- Miyapur metro terminal proximity (2 km)
- ORR junction access
- Growing commercial ecosystem
- Multiple school & hospital options

## Nearby localities

Miyapur · Chandanagar · Nizampet · Hafeezpet · Pragathi Nagar

## Market intelligence

### West Corridor Price Trends (5-Yr)

### RRR & Metro Impact

### Rental Demand Snapshot

### Who Buys Here

## Want the live, interactive version?

<https://aptlok.com/en/hyderabad/madinaguda-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.

**Citation format:** "AptLok, Madinaguda Real Estate Guide, <https://aptlok.com/en/hyderabad/madinaguda-real-estate-guide>, accessed Jun 2026."

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