APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Madinaguda Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹5.5K - ₹7.5K
2BHK rent / month	₹13K - ₹19K
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.

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