APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Madinaguda Real Estate Guide

West Hyderabad · Hyderabad

INVESTMENT SCORE

**7** / 10

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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