APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Mahendra Hills Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

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RISK: LOW

Snapshot

Avg price per sqft	₹4.6K - ₹5.6K
2BHK rent / month	₹11K - ₹17K
5-year appreciation	35-39%
Suits	Families, defence personnel, mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Mahendra Hills benefits from Secunderabad's dual connectivity — railway junction and metro — making it highly accessible. Established residential character and cantonment heritage attract families seeking stability.

Infrastructure

- Metro Blue Line — Secunderabad to Uppal corridor
- Cantonment board — heritage and well-maintained infrastructure
- Defence establishments ensuring stable neighbourhood
- JBS tri-modal transport hub

Nearby localities

Addagutta · Ramnagar Gundu · Tukaramgate · Sitaphalmandi · Malkajgiri

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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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