APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Maheshwaram Real Estate Guide

Shamshabad Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.5K - ₹4.2K
2BHK rent / month	₹9K - ₹13K
5-year appreciation	55-60%
Suits	Long-term investors, plotted development buyers
ORR exit	Shamshabad / Airport Interchange
ORR distance	~8 km km

Why invest here

Maheshwaram offers affordable plotted development and residential options near the airport. With limited supply and growing IT/aerospace employment, it presents strong long-term investment potential.

Infrastructure

- Adibatla IT and aerospace industry hub (TATA, BDL)
- Pharma City and industrial zones on southern outskirts
- Large-format plotted development opportunities
- Logistics and warehousing industry growth

Nearby localities

Adibatla · Tukkuguda · Pedda Amberpet · Kothur · Kadthal

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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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