APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Malakpet Extension Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹7K - ₹8.8K
2BHK rent / month	₹17K - ₹26K
5-year appreciation	45-51%
Suits	Defence personnel, academics, budget families
ORR exit	—
ORR distance	—

Why invest here

Malakpet Extension offers affordable entry into the Secunderabad–North-East belt. Strong commuter connectivity via metro and road, along with institutional employment anchors, makes it a solid residential choice.

Infrastructure

- Road upgrades along Uppal–Ghatkesar growth corridor
- Secunderabad railway junction — major transit hub
- Metro Green Line connectivity
- JBS bus terminal — tri-modal transport hub

Nearby localities

Vidyanagar Colony · Nacharam Extension · Old Kavi Nagar · Khilwat · Sindhi Colony

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/malakpet-extension-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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