

# Malakpet Extension Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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?

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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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