APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Malakpet Real Estate Guide

South Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.5K - ₹8K
2BHK rent / month	₹12K - ₹18K
5-year appreciation	35-45%
Suits	Value buyers, speculative investors, old-city commuters
ORR exit	—
ORR distance	—

Why invest here

The Malakpet Race Course redevelopment is Hyderabad's most exciting speculative play. Massive land parcel could transform this entire area. Musi rejuvenation adds another catalyst.

Infrastructure

- Malakpet Metro station
- Race Course redevelopment (game-changer)
- Musi River rejuvenation project
- Old city connectivity improvements

Nearby localities

New Market · Dilsukhnagar · Mg Bus Station · Musarambagh

Market intelligence

South Zone Price Trends (5-Yr)

ORR & Infrastructure Impact

Long-Term Investment Case

Rental Demand Snapshot

Want the live, interactive version?

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