

# Malkajgiri Real Estate Guide

Secunderabad &amp; Cantonment · Hyderabad

## INVESTMENT SCORE

6 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	40-44%
Suits	Families, defence personnel, mid-range buyers
ORR exit	Kompally Interchange (NH-44)
ORR distance	~11 km km

## Why invest here

Malkajgiri is a well-maintained locality in Secunderabad with heritage character and modern metro connectivity. Defence establishments and mature infrastructure ensure stable property values and rental demand.

## Infrastructure

- JBS tri-modal transport hub
- ECIL and defence sector job generators nearby
- Begumpet old airport redevelopment impact

## Nearby localities

Tukaramgate · Sitaphalmandi · Sainikpuri · Kapra · Ecil

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/malkajgiri-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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