APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Malkajgiri Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: LOW

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹5.5K - ₹6.5K |
| **2BHK rent / month** | ₹14K - ₹20K |
| **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

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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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