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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