

# Mallampet Real Estate Guide

North Hyderabad · Hyderabad

## INVESTMENT SCORE

6 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	47-51%
Suits	Budget buyers, long-term investors, families
ORR exit	—
ORR distance	—

## Why invest here

Mallampet offers spacious, affordable living in North Hyderabad. Growing plotted development, improving schools and healthcare options attract families seeking value away from the crowded city core.

## Infrastructure

- Medchal-Malkajgiri district development thrust
- Affordable plotted development opportunities
- Growing school & hospital ecosystem

## Nearby localities

Dundigal · Gandimaisamma · Turkapally · Gundla Pochampally · Hakimpet

### Want the live, interactive version?

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