APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Mallampet Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹4.6K - ₹5.5K
2BHK rent / month	₹11K - ₹16K
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 · Gundlapochampally · Hakimpet

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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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