APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Mallapur Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.5K - ₹4.3K
2BHK rent / month	₹9K - ₹13K
5-year appreciation	49-53%
Suits	Budget buyers, IT workforce, investors
ORR exit	Ghatkesar Interchange (NH-163)
ORR distance	~6 km km

Why invest here

Mallapur is an affordable locality in East Hyderabad with significant appreciation potential. The growing Uppal–Ghatkesar IT belt and ECIL employment hub drive demand from budget buyers and investors.

Infrastructure

- Proposed metro extension to Ghatkesar
- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones

Nearby localities

Rampally · Aushapur · Uppal Kalan · Keesara · Bibinagar

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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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