APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Mallepally Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹8.3K - ₹10.3K
2BHK rent / month	₹21K - ₹31K
5-year appreciation	45-49%
Suits	Central-city professionals, rental investors
ORR exit	—
ORR distance	—

Why invest here

Mallepally is a well-connected central Hyderabad locality with metro access and mature infrastructure. Strong rental demand from professionals and proximity to commercial hubs ensure steady returns.

Infrastructure

- Musi River rejuvenation project underway
- Government secretariat and major office hub
- Premium schools, hospitals, and lifestyle retail
- Hussain Sagar lakefront development

Nearby localities

Vidyanagar · Red Hills · Rethi Bowli · Gudimalkapur · Raj Bhavan Road

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/mallepally-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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