

# Mallepally Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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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