APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Mamidipally Real Estate Guide

Shamshabad Corridor · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹4K - ₹4.7K
2BHK rent / month	₹10K - ₹14K
5-year appreciation	60-65%
Suits	Long-term investors, plotted development buyers
ORR exit	—
ORR distance	—

Why invest here

Mamidipally offers affordable plotted development and residential options near the airport. With limited supply and growing IT/aerospace employment, it presents strong long-term investment potential.

Infrastructure

- Pharma City and industrial zones on southern outskirts
- Large-format plotted development opportunities
- Logistics and warehousing industry growth

Nearby localities

Raviryal · Nandigama · Srisailam Highway · Rajiv Gandhi Airport Area · Timmapur

Want the live, interactive version?

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

Citation format: "AptLok, Mamidipally Real Estate Guide, https://aptlok.com/en/hyderabad/mamidipally-real-estate-guide, accessed Oct 2026."

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