APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Marredpally Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

9 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹5.3K - ₹6.4K
2BHK rent / month	₹13K - ₹19K
5-year appreciation	39-43%
Suits	Families, defence personnel, mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Marredpally benefits from Secunderabad's dual connectivity — railway junction and metro — making it highly accessible. Established residential character and cantonment heritage attract families seeking stability.

Infrastructure

- Defence establishments ensuring stable neighbourhood
- JBS tri-modal transport hub
- ECIL and defence sector job generators nearby
- Begumpet old airport redevelopment impact

Nearby localities

Ecil · As Rao Nagar · West Marredpally · Neredmet · Moula Ali

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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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