APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Medchal Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.8K - ₹4.7K
2BHK rent / month	₹10K - ₹14K
5-year appreciation	42-46%
Suits	Budget buyers, long-term investors, families
ORR exit	Kompally Interchange (NH-44)
ORR distance	~3 km km

Why invest here

Medchal benefits from the Kompally–Medchal growth corridor expansion. Proposed metro and Pharma City employment hub will significantly boost long-term appreciation in this budget-friendly zone.

Infrastructure

- NH-44 (Nagpur Highway) upgrades and connectivity
- Kompally–Medchal growth corridor expanding rapidly
- ORR North — quick access to all city zones
- Proposed Metro extension towards Kompally

Nearby localities

Nagireddypally · Kompally · Shamirpet · Alwal · Bolaram

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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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