

Medipally Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

Snapshot

| | |
|---------------------|----------------------------------------|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 5-year appreciation | 48-52% |
| Suits | Budget buyers, IT workforce, investors |
| ORR exit | — |
| ORR distance | — |

Why invest here

Medipally offers budget-friendly residential options in the East Hyderabad growth zone. Strong employment anchors like ECIL and defence units, combined with ORR access, support growing demand.

Infrastructure

- Uppal-Ghatkesar IT and industrial belt expansion
- Warangal Highway (NH-163) upgrades
- Proposed metro extension to Ghatkesar

Nearby localities

Nagaram · Cherlapally · Rampally · Aushapur · Mallapur

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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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