APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Medipally Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.4K - ₹4.2K
2BHK rent / month	₹9K - ₹13K
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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