

# Mehdipatnam Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	46-50%
Suits	Central-city professionals, rental investors
ORR exit	Rajendra Nagar Interchange
ORR distance	~9 km km

## Why invest here

Mehdipatnam is a well-connected central Hyderabad locality with metro access and mature infrastructure. Strong rental demand from professionals and proximity to commercial hubs ensure steady returns.

## Infrastructure

- Begumpet old airport land — massive redevelopment potential
- Musi River rejuvenation project underway
- Government secretariat and major office hub

## Nearby localities

Nallakunta · Domalguda · Tolichowki · Masab Tank · Vengal Rao Nagar

## Market intelligence

### Central Belt Price Trends (5-Yr)

### Metro Interchange Advantage

### Begumpet Airport Land

### Rental Demand Snapshot

## Want the live, interactive version?

<https://aptlok.com/en/hyderabad/mehdipatnam-real-estate-guide>

100+ Hyderabad locality guides + weekly newsroom · [aptlok.com](https://aptlok.com)

---

**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, Mehdipatnam Real Estate Guide, <https://aptlok.com/en/hyderabad/mehdipatnam-real-estate-guide>, accessed May 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated May 12, 2026 from [aptlok.com](https://aptlok.com).*