APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Mettuguda Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹6K - ₹8.5K
2BHK rent / month	₹14K - ₹20K
5-year appreciation	40-50%
Suits	Railway employees, central-east buyers
ORR exit	—
ORR distance	—

Why invest here

Close to Secunderabad railway junction. Good connectivity via both metro and rail. Established residential pocket.

Infrastructure

- Metro station
- Secunderabad railway hub proximity
- East-central connectivity

Nearby localities

Tarnaka · Habsiguda · Secunderabad East · Parade Grounds

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/mettuguda-real-estate-guide

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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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