APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Quthbullapur Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.7K - ₹4.6K
2BHK rent / month	₹9K - ₹14K
5-year appreciation	41-45%
Suits	Budget buyers, long-term investors, families
ORR exit	Gandimaisamma / Dundigal Interchange
ORR distance	~5 km km

Why invest here

Quthbullapur is part of the rapidly growing North Hyderabad development belt. Affordable prices combined with improving road infrastructure and ORR connectivity make it ideal for budget buyers and long-term investors.

Infrastructure

- ORR North — quick access to all city zones
- Proposed Metro extension towards Kompally
- Hyderabad Pharma City on northern outskirts
- Medchal–Malkajgiri district development thrust

Nearby localities

Karkhana · Jeedimetla · Ammuguda · Suchitra Circle · Lothkunta

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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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