APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Secunderabad Junction Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹7.5K – ₹11K
2BHK rent / month	₹18K – ₹28K
5-year appreciation	35-48%
Suits	Investors, professionals, premium buyers
ORR exit	—
ORR distance	—

Why invest here

Secunderabad Junction is the nerve centre of Secunderabad — one of the twin cities' most important multimodal hubs. With one of India's busiest railway junctions, multiple bus routes, and Metro connectivity at Parade Grounds, the area sees unmatched footfall and connectivity. Residential pockets within walking distance command consistent premium pricing and near-zero vacancy for rentals, making it a high-conviction investment zone.

Infrastructure

- Secunderabad Railway Junction — major multimodal hub
- Parade Grounds Metro station 1 km
- JBS Jubilee Bus Station 1.5 km
- MG Road commercial area 1.5 km
- Paradise Circle 2 km
- Cantonment area & Army establishments nearby

Nearby localities

West Marredpally · East Marredpally · Jbs Parade Ground · Sikh Village · Bowenpally · Paradise · Begumpet

Want the live, interactive version?

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

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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