APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Shamirpet Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹3.9K - ₹4.8K
2BHK rent / month	₹10K - ₹14K
5-year appreciation	42-46%
Suits	Budget buyers, long-term investors, families
ORR exit	—
ORR distance	—

Why invest here

Shamirpet benefits from the Kompally–Medchal growth corridor expansion. Proposed metro and Pharma City employment hub will significantly boost long-term appreciation in this budget-friendly zone.

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

Kompally · Medchal · Alwal · Bolaram · Trimulgherry

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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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