

# Sitaphalmandi Real Estate Guide

Secunderabad &amp; Cantonment · Hyderabad

**INVESTMENT SCORE****8** / 10**RISK: LOW**

## Snapshot

<b>Avg price per sqft</b>	₹0
<b>2BHK rent / month</b>	₹0
<b>5-year appreciation</b>	37-41%
<b>Suits</b>	Families, defence personnel, mid-range buyers
<b>ORR exit</b>	—
<b>ORR distance</b>	—

## Why invest here

Sitaphalmandi benefits from Secunderabad's dual connectivity — railway junction and metro — making it highly accessible. Established residential character and cantonment heritage attract families seeking stability.

## Infrastructure

- Cantonment board — heritage and well-maintained infrastructure
- Defence establishments ensuring stable neighbourhood
- JBS tri-modal transport hub

## Nearby localities

Mahendra Hills · Tukaramgate · Malkajgiri · Sainikpuri · Kapra

### Want the live, interactive version?

<https://aptlok.com/en/hyderabad/sitaphalmandi-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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