APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Sitaphalmandi Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹4.9K - ₹6K
2BHK rent / month	₹12K - ₹18K
5-year appreciation	37-41%
Suits	Families, defence personnel, mid-range buyers
ORR exit	—
ORR distance	—

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

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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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