APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Thumkunta Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹4.5K - ₹5.4K
2BHK rent / month	₹11K - ₹16K
5-year appreciation	46-50%
Suits	Budget buyers, long-term investors, families
ORR exit	—
ORR distance	—

Why invest here

Thumkunta 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

- Affordable plotted development opportunities
- Growing school & hospital ecosystem
- NH-44 (Nagpur Highway) upgrades and connectivity
- Kompally–Medchal growth corridor expanding rapidly

Nearby localities

Hakimpet · Ramgopalpet · Kandlakoya · Annojiguda · Gajularamaram

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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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