

JBS (Jubilee Bus Station) Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE**7** / 10**RISK: LOW-MEDIUM**

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	35-46%
Suits	Investors, professionals, rental-income buyers
ORR exit	—
ORR distance	—

Why invest here

JBS — Jubilee Bus Station — is Secunderabad's primary intercity bus terminus and a major transit hub connecting Hyderabad to virtually every part of Telangana. Residential localities around JBS enjoy exceptional connectivity, high footfall-driven retail activity, and steady rental demand from travelling professionals and government employees. The area's established commercial spine along JBS Road ensures strong long-term value retention.

Infrastructure

- JBS Jubilee Bus Station — primary intercity terminus
- Secunderabad Junction railway 1.5 km
- Parade Grounds Metro station 1 km
- Paradise Circle 1.5 km
- SD Road retail strip 1 km
- Patny Centre commercial 2 km

Nearby localities

Secunderabad Junction · West Marredpally · East Marredpally · Bowenpally · Sikh Village · Paradise · Tadbund

Want the live, interactive version?<https://www.aptllok.com/en/hyderabad/jbs-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://www.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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