

Mallapur Real Estate Guide

East Hyderabad · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	49-53%
Suits	Budget buyers, IT workforce, investors
ORR exit	Ghatkesar Interchange (NH-163)
ORR distance	~6 km km

Why invest here

Mallapur is an affordable locality in East Hyderabad with significant appreciation potential. The growing Uppal-Ghatkesar IT belt and ECIL employment hub drive demand from budget buyers and investors.

Infrastructure

- Proposed metro extension to Ghatkesar
- ECIL, DRDO and defence employment cluster
- Hyderabad Industrial Development Corporation zones

Nearby localities

Rampally · Aushapur · Uppal Kalan · Keesara · Bibinagar

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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://www.aptllok.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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