

Mettuguda Real Estate Guide

North-East Corridor · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

| | |
|---------------------|--|
| Avg price per sqft | ₹0 |
| 2BHK rent / month | ₹0 |
| 5-year appreciation | 40-50% |
| Suits | Railway employees, central-east buyers |
| ORR exit | — |
| ORR distance | — |

Why invest here

Close to Secunderabad railway junction. Good connectivity via both metro and rail. Established residential pocket.

Infrastructure

- Metro station
- Secunderabad railway hub proximity
- East-central connectivity

Nearby localities

Tarnaka · Habsiguda · Secunderabad East · Parade Grounds

Market intelligence

East Corridor Price Trends (5-Yr)

Defence & Academic Anchors

Upcoming Growth Triggers

Rental Demand Snapshot

Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/mettuguda-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://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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