

# Thumkunta Real Estate Guide

North Hyderabad · Hyderabad

INVESTMENT SCORE

**7** / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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 · Gajulramaram North

### Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/thumkunta-real-estate-guide>100+ Hyderabad locality guides + weekly newsroom · [aptllok.com](https://www.aptllok.com)

**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.

**Citation format:** "AptLok, Thumkunta Real Estate Guide, <https://www.aptllok.com/en/hyderabad/thumkunta-real-estate-guide>, accessed May 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated May 21, 2026 from aptlok.com.*