APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Alauddin Basthi Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹5K – ₹7.5K
2BHK rent / month	₹12K – ₹18K
5-year appreciation	30-40%
Suits	End-users, old-city buyers, heritage-area investors
ORR exit	—
ORR distance	—

Why invest here

Alauddin Basthi is a dense residential pocket in the heart of Hyderabad's Old City, located within the Charminar–Saidabad corridor. It retains the character of a traditional mahalla while offering proximity to the Charminar heritage precinct, Mir Alam Tank, and Saidabad Road commercial activity. Affordable pricing and strong community fabric attract end-users and heritage-area investors comfortable with old-city dynamics.

Infrastructure

- Charminar heritage precinct 2.5 km
- Mir Alam Tank 1.5 km
- Saidabad Road commercial 1 km
- Malakpet Metro station 3.5 km
- Osmania General Hospital 4 km
- TSRTC bus connectivity

Nearby localities

Charminar · Saidabad · Malakpet · Musarambagh · Koti · Nampally · Falaknuma

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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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