

# Alauddin Basthi Real Estate Guide

Old City · Hyderabad

**INVESTMENT SCORE****5** / 10**RISK: MEDIUM**

## Snapshot

<b>Avg price per sqft</b>	₹0
<b>2BHK rent / month</b>	₹0
<b>5-year appreciation</b>	30-40%
<b>Suits</b>	End-users, old-city buyers, heritage-area investors
<b>ORR exit</b>	—
<b>ORR distance</b>	—

## 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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