APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Ameerpet Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹7.5K - ₹11K
2BHK rent / month	₹18K - ₹28K
5-year appreciation	45-55%
Suits	Commercial investors, rental income seekers, connectivity-focused professionals
ORR exit	—
ORR distance	—

Why invest here

The Times Square of Hyderabad metro. Interchange station connecting Red & Blue lines makes it the city's connectivity goldmine. Commercial and rental potential is unmatched.

Infrastructure

- Metro interchange station (Red + Blue line)
- Hyderabad's busiest metro junction
- Road and junction improvements
- Coaching hub redevelopment

Nearby localities

Sr Nagar · Punjagutta · Begumpet · Madhura Nagar · Bharat Nagar

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

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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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