APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Assembly Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹7K - ₹10K
2BHK rent / month	₹15K - ₹22K
5-year appreciation	35-45%
Suits	Government workers, old-city commuters
ORR exit	—
ORR distance	—

Why invest here

Core government area. Proximity to state legislature and government offices ensures steady demand.

Infrastructure

- Metro station
- Legislative Assembly proximity
- Heritage district

Nearby localities

Lakdi Ka Pul · Nampally · Gandhi Bhavan · Khairatabad

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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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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