APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Baba Nagar Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM-HIGH

Snapshot

Avg price per sqft	₹3.6K - ₹4.5K
2BHK rent / month	₹9K - ₹13K
5-year appreciation	28-32%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

Why invest here

Baba Nagar is a heritage locality in Hyderabad's Old City with deep commercial roots. The Musi River rejuvenation project and Walled City redevelopment are emerging catalysts for long-term value appreciation.

Infrastructure

- Charminar commercial zone redevelopment
- Old city BRTS and road widening projects
- MGBS metro interchange (Red + Green lines)

Nearby localities

Dhoolpet · Edi Bazar · Jiyaguda · Rikabgunj · Monda Market

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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.

Citation format: "AptLok, Baba Nagar Real Estate Guide, https://aptlok.com/en/hyderabad/baba-nagar-real-estate-guide, accessed Nov 2026."

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