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Bagh Lingampally Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹6.8K – ₹9.5K
2BHK rent / month	₹16K – ₹25K
5-year appreciation	32-42%
Suits	End-users, heritage-area buyers, government employees
ORR exit	—
ORR distance	—

Why invest here

Bagh Lingampally is a centrally located established residential area adjacent to Nampally, flanked by the Lingampally–Abids belt. It enjoys excellent proximity to Hyderabad's heritage commercial spine — Abids, SP Road, and Nampally railway station — while benefiting from Metro connectivity at Nampally and Gandhi Bhavan stations. A dependable mid-market choice in central Hyderabad.

Infrastructure

- Nampally Metro & railway station 1 km
- Gandhi Bhavan Metro station 1.5 km
- Abids commercial district 1.2 km
- SP Road electronics market 1.5 km
- Osmania General Hospital 2 km
- TSRTC Imlibun bus terminus 2 km

Nearby localities

Nampally · Abids · Liberty · Koti · Mallepally · Gandhi Bhavan · Himayatnagar

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.

Citation format: "AptLok, Bagh Lingampally Real Estate Guide, https://aptlok.com/en/hyderabad/bagh-lingampally-real-estate-guide, accessed Nov 2026."

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