APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Bahadurpura Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

**4** / 10

RISK: MEDIUM-HIGH

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹3.1K - ₹4K |
| **2BHK rent / month** | ₹8K - ₹12K |
| **5-year appreciation** | 26-30% |
| **Suits** | Locals, heritage enthusiasts, commercial investors |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Bahadurpura 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

- MGBS metro interchange (Red + Green lines)
- Walled City revitalisation project
- Commercial market hubs — Sultan Bazaar, Laad Bazaar

## Nearby localities

Falaknuma · Chandrayangutta · Shalibanda · Dabirpura · Moghalpura

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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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