APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Begumpet Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹8K - ₹12K
2BHK rent / month	₹18K - ₹30K
5-year appreciation	40-50%
Suits	Premium central-city buyers, investors eyeing old airport land
ORR exit	—
ORR distance	—

Why invest here

The old airport land is one of Hyderabad's biggest redevelopment opportunities. Established posh locality with heritage appeal. Premium address at relatively moderate prices.

Infrastructure

- Begumpet Metro station
- Old airport land redevelopment (massive mixed-use potential)
- Begumpet-Secunderabad road upgrades
- Somajiguda commercial district

Nearby localities

Ameerpet · Punjagutta · Rasoolpura · Prakash Nagar · Paradise

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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