APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Chandrayangutta Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: MEDIUM-HIGH

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹4.1K - ₹5K |
| **2BHK rent / month** | ₹10K - ₹15K |
| **5-year appreciation** | 32-36% |
| **Suits** | Locals, heritage enthusiasts, commercial investors |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Chandrayangutta has deep commercial and cultural roots in Hyderabad's historic core. While appreciation is moderate, steady rental demand from traders, businesses and residents ensures reliable income.

## Infrastructure

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

## Nearby localities

Charminar · Falaknuma · Bahadurpura · Shalibanda · Dabirpura

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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, Chandrayangutta Real Estate Guide, https://aptlok.com/en/hyderabad/chandrayangutta-real-estate-guide, accessed Oct 2026."

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