APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Charminar Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM-HIGH

Snapshot

Avg price per sqft	₹3.6K - ₹4.5K
2BHK rent / month	₹9K - ₹13K
5-year appreciation	29-33%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

Why invest here

Charminar 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

- Old city BRTS and road widening projects
- MGBS metro interchange (Red + Green lines)
- Walled City revitalisation project
- Commercial market hubs — Sultan Bazaar, Laad Bazaar

Nearby localities

Rikabgunj · Monda Market · Falaknuma · Chandrayangutta · Bahadurpura

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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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