APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Edi Bazar Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM-HIGH

Snapshot

Avg price per sqft	₹3.9K - ₹4.8K
2BHK rent / month	₹10K - ₹14K
5-year appreciation	31-35%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

Why invest here

Edi Bazar 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

- Heritage tourism development and conservation
- Charminar commercial zone redevelopment
- Old city BRTS and road widening projects
- MGBS metro interchange (Red + Green lines)

Nearby localities

Hussaini Alam · Dhoolpet · Baba Nagar · Jiyaguda · Rikabgunj

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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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