APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Erra Manzil Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹8K - ₹12K
2BHK rent / month	₹18K - ₹28K
5-year appreciation	40-50%
Suits	Central-city professionals, heritage area enthusiasts
ORR exit	—
ORR distance	—

Why invest here

Heritage charm meets modern connectivity. Walking distance to Hussain Sagar lake and Tank Bund — one of Hyderabad's most scenic residential corridors.

Infrastructure

- Metro station
- Necklace Road proximity
- Hussain Sagar lakefront development

Nearby localities

Ameerpet · Khairatabad · Lakdi Ka Pul · Punjagutta

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/erra-manzil-real-estate-guide

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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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