

# Erra Manzil Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

7 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
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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