APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Gandhi Bhavan Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: MEDIUM

Snapshot

Avg price per sqft	₹6K - ₹8.5K
2BHK rent / month	₹13K - ₹18K
5-year appreciation	35-45%
Suits	Budget buyers, old-city workers
ORR exit	—
ORR distance	—

Why invest here

Affordable central option. The Musi River rejuvenation project could significantly boost property values in the coming years.

Infrastructure

- Metro station
- Musi River rejuvenation project
- Heritage district proximity

Nearby localities

Nampally · Osmania Medical College · Mg Bus Station · Assembly

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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https://aptlok.com/en/hyderabad/gandhi-bhavan-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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