APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Jiyaguda Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

**5** / 10

RISK: MEDIUM-HIGH

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹3.2K - ₹4.1K |
| **2BHK rent / month** | ₹8K - ₹12K |
| **5-year appreciation** | 27-31% |
| **Suits** | Locals, heritage enthusiasts, commercial investors |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Jiyaguda offers affordable entry into the Old City zone with strong community character. Heritage tourism growth and government redevelopment projects present a speculative long-term investment opportunity.

## Infrastructure

- MGBS metro interchange (Red + Green lines)
- Walled City revitalisation project
- Commercial market hubs — Sultan Bazaar, Laad Bazaar

## Nearby localities

Edi Bazar · Baba Nagar · Rikabgunj · Monda Market · Charminar

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https://aptlok.com/en/hyderabad/jiyaguda-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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