APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Karwan Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM-HIGH

Snapshot

Avg price per sqft	₹3.4K - ₹4.3K
2BHK rent / month	₹9K - ₹13K
5-year appreciation	28-32%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

Why invest here

Karwan 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

Mir Chowk · Talabkatta · Tadban · Golconda Fort · Ibrahim Bagh

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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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