APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

King Koti Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹7.5K – ₹10.5K
2BHK rent / month	₹17K – ₹26K
5-year appreciation	30-40%
Suits	End-users, medical professionals, heritage-area buyers
ORR exit	—
ORR distance	—

Why invest here

King Koti is a centrally located heritage precinct anchored by the iconic King Koti Palace (former Nizam's residence) and a dense medical corridor. Its proximity to Abids, Koti, and Nampally makes it ideal for buyers seeking established central Hyderabad living with strong resale demand and easy access to the city's commercial and institutional hubs.

Infrastructure

- King Koti Palace landmark & heritage precinct
- Osmania General Hospital walking distance
- Nampally railway station 1.5 km
- Lakdi-ka-Pul Metro 1.8 km
- Abids commercial hub 0.7 km
- Koti shopping district 0.5 km
- SP Road electronics market 1 km

Nearby localities

Koti · Abids · Himayatnagar · Nampally · Basheerbagh · Liberty · Narayanguda

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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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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