APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

# Langar Houz Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

**7** / 10

RISK: LOW-MEDIUM

## Snapshot

| | |
|---|---|
| **Avg price per sqft** | ₹7.3K - ₹9.3K |
| **2BHK rent / month** | ₹18K - ₹28K |
| **5-year appreciation** | 42-46% |
| **Suits** | Central-city professionals, rental investors |
| **ORR exit** | — |
| **ORR distance** | — |

## Why invest here

Langar Houz offers central Hyderabad living with excellent metro and road connectivity. Heritage character combined with modern amenities attracts professionals, families and rental investors.

## Infrastructure

- Nampally railway station modernisation
- Metro interchange stations (Red + Blue + Green lines)
- Ameerpet — busiest metro junction in Hyderabad
- Begumpet old airport land — massive redevelopment potential

## Nearby localities

Bholakpur · Padmarao Nagar · Asif Nagar · Erragadda · Esi Hospital

## 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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