APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Mangalhat Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

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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

Mangalhat is a heritage locality in Hyderabad's Old City with deep commercial roots. The Musi River rejuvenation project and Walled City redevelopment are emerging catalysts for long-term value appreciation.

Infrastructure

- Proximity to Osmania Hospital and medical cluster
- Musi River rejuvenation — major uplift catalyst
- Heritage tourism development and conservation
- Charminar commercial zone redevelopment

Nearby localities

Ibrahim Bagh · Tolichowki · Nizam College · Sultan Shahi · Hussaini Alam

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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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