APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

MG Bus Station Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

Snapshot

Avg price per sqft	₹5.8K - ₹8K
2BHK rent / month	₹12K - ₹18K
5-year appreciation	35-45%
Suits	Commercial investors, transit-hub buyers
ORR exit	—
ORR distance	—

Why invest here

Hyderabad's second metro interchange. Massive transit hub connecting metro, buses, and railways. Commercial potential is significant.

Infrastructure

- Metro interchange station (Red + Green line)
- MGBS terminal redevelopment
- Major transit hub

Nearby localities

Osmania Medical College · Gandhi Bhavan · Sultan Bazaar · Malakpet

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

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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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