APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Nampally Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹6.5K - ₹9.5K
2BHK rent / month	₹14K - ₹20K
5-year appreciation	35-45%
Suits	Railway commuters, old-city professionals, budget central buyers
ORR exit	—
ORR distance	—

Why invest here

Railway hub with dual metro + train connectivity. One of the most transit-rich locations in Hyderabad. Great for budget central-city living.

Infrastructure

- Metro station
- Nampally Railway Station modernization
- Heritage walking district

Nearby localities

Assembly · Gandhi Bhavan · Lakdi Ka Pul · Osmania Medical College

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

Want the live, interactive version?

https://aptlok.com/en/hyderabad/nampally-real-estate-guide

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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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