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

351 Hyderabad locality guides + weekly newsroom · aptlok.com

---

**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.

**Citation format:** "AptLok, Nampally Real Estate Guide, https://aptlok.com/en/hyderabad/nampally-real-estate-guide, accessed Nov 2026."

*This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Nov 01, 2026 from aptlok.com.*