APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Sultan Shahi Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM-HIGH

Snapshot

Avg price per sqft	₹3.1K - ₹4K
2BHK rent / month	₹8K - ₹12K
5-year appreciation	26-30%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

Why invest here

Sultan Shahi offers affordable entry into the Old City zone with strong community character. Heritage tourism growth and government redevelopment projects present a speculative long-term investment opportunity.

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

Mangalhat · Nizam College · Hussaini Alam · Dhoolpet · Edi Bazar

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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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