APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Tadban Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM-HIGH

Snapshot

Avg price per sqft	₹3.3K - ₹4.2K
2BHK rent / month	₹8K - ₹12K
5-year appreciation	27-31%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

Why invest here

Tadban has deep commercial and cultural roots in Hyderabad's historic core. While appreciation is moderate, steady rental demand from traders, businesses and residents ensures reliable income.

Infrastructure

- Charminar commercial zone redevelopment
- Old city BRTS and road widening projects
- MGBS metro interchange (Red + Green lines)

Nearby localities

Talabkatta · Karwan · Golconda Fort · Ibrahim Bagh · Tolichowki

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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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