APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Talabkatta Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

6 / 10

RISK: MEDIUM-HIGH

Snapshot

Avg price per sqft	₹4K - ₹4.9K
2BHK rent / month	₹10K - ₹15K
5-year appreciation	31-35%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

Why invest here

Talabkatta 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

- Walled City revitalisation project
- Commercial market hubs — Sultan Bazaar, Laad Bazaar
- Proximity to Osmania Hospital and medical cluster
- Musi River rejuvenation — major uplift catalyst

Nearby localities

Begum Bazaar · Mir Chowk · Karwan · Tadban · Golconda Fort

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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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