

# Ameerpet Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	45-55%
Suits	Commercial investors, rental income seekers, connectivity-focused professionals
ORR exit	—
ORR distance	—

## Why invest here

The Times Square of Hyderabad metro. Interchange station connecting Red & Blue lines makes it the city's connectivity goldmine. Commercial and rental potential is unmatched.

## Infrastructure

- Metro interchange station (Red + Blue line)
- Hyderabad's busiest metro junction
- Road and junction improvements
- Coaching hub redevelopment

## Nearby localities

Sr Nagar · Punjagutta · Begumpet · Madhura Nagar · Bharat Nagar

## Market intelligence

### Central Belt Price Trends (5-Yr)

### Metro Interchange Advantage

### Begumpet Airport Land

### Rental Demand Snapshot

## Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/ameerpet-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://www.aptllok.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, Ameerpet Real Estate Guide, <https://www.aptllok.com/en/hyderabad/ameerpet-real-estate-guide>, accessed May 2026."

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