

# Charminar Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

**6** / 10

RISK: MEDIUM-HIGH

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	29-33%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

## Why invest here

Charminar 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

- Old city BRTS and road widening projects
- MGBS metro interchange (Red + Green lines)
- Walled City revitalisation project
- Commercial market hubs — Sultan Bazaar, Laad Bazaar

## Nearby localities

Rikabgunj · Monda Market · Falaknuma · Chandrayangutta · Bahadurpura

### Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/charminar-real-estate-guide>100+ Hyderabad locality guides + weekly newsroom · [aptllok.com](https://www.aptllok.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://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.

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