

# MG Bus Station Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

5 / 10

RISK: MEDIUM

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	35-45%
Suits	Commercial investors, transit-hub buyers
ORR exit	—
ORR distance	—

## Why invest here

Hyderabad's second metro interchange. Massive transit hub connecting metro, buses, and railways. Commercial potential is significant.

## Infrastructure

- Metro interchange station (Red + Green line)
- MGBS terminal redevelopment
- Major transit hub

## Nearby localities

Osmania Medical College · Gandhi Bhavan · Sultan Bazaar · Malakpet

## 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/mg-bus-station-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.

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