

Pathergatti 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 | 31-35% |
| Suits | Locals, heritage enthusiasts, commercial investors |
| ORR exit | — |
| ORR distance | — |

Why invest here

Pathergatti 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

- Proximity to Osmania Hospital and medical cluster
- Musi River rejuvenation — major uplift catalyst
- Heritage tourism development and conservation
- Charminar commercial zone redevelopment

Nearby localities

Chaderghat · Yakutpura · Purani Haveli · Lal Darwaza · Begum Bazaar

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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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