

# Sultan Shahi Real Estate Guide

Old City · Hyderabad

INVESTMENT SCORE

**5** / 10

RISK: MEDIUM-HIGH

## Snapshot

Avg price per sqft	₹0
2BHK rent / month	₹0
5-year appreciation	26-30%
Suits	Locals, heritage enthusiasts, commercial investors
ORR exit	—
ORR distance	—

## Why invest here

Sultan Shahi offers affordable entry into the Old City zone with strong community character. Heritage tourism growth and government redevelopment projects present a speculative long-term investment opportunity.

## 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

Mangalhat · Nizam College · Hussaini Alam · Dhoolpet · Edi Bazar

### Want the live, interactive version?

<https://www.aptllok.com/en/hyderabad/sultan-shahi-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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