

# Office Space for sale in Begumpet, Hyderabad

5.2 crores



## GOOD RENTAL INCOME PROPERTY FOR SALE AT BEGUMPET MAIN RD

Begumpet, Begumpet, Hyderabad - 500016 (Telangana)

- Area: 5250 SqFeet
- Bathrooms: Four
- Floor: Sixth
- Total Floors: Nine
- Facing: West
- Furnished: Furnished
- Transaction: Resale Property
- Price: 52,000,000
- Rate: 9,905 per SqFeet
- Age Of Construction: 15 Years
- Possession: Immediate/Ready to move

## Advertiser Details

**Om Shanthi Property Bazaar**  
omshanthi

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## Description

### GOOD RENTAL INCOME PROPERTY FOR SALE AT BEGUMPET MAIN RD

#### A) Tenant: IT COMPANY.

Area: 5250 Sft, 6Th Floor.

Price: 5.20 Crore.

Rent: 3.46 Lakhs.

Lease:5 Years.

Lock in: 3 Years.

Increment: 5% every year.

Advance: 6 Months.

Parking: 5 Cars.

UDS: 101 S.yards.

#### B) Tenant: IT COMPANY.

Area: 4449 Sft, 6Th Floor.

Price: 4.40 Crore.

Rent: 2.82 Lakhs.

Lease: 3 Years.

Lock in: 1 Years.

Increment: 5% every year.

Advance: 6 Months.

Parking: 4 Cars.

UDS: 85 S.yards.

#### C) Tenant: IT COMPANY.

Area: 9699 Sft, 6Th Floor.

Price: 9.60 Crore.

Rent: 6.28 Lakhs.

Lease: 5 Years.

Lock in: 3 Years.

Increment: 5% every year.

Advance: 6 Months.

Parking: 9 Cars.

UDS: 185 S.yards.

## Pictures



Elevation

Please mention that you saw this ad on PropertyWala.com when you call.

## Location

\* Location may be approximate

## Landmarks

### Nearby Localities

[Narsapur Highway](#), [Karim Nagar](#), [Kundan Bagh Colony](#), [Ameerpet](#), [Bowenpally](#), [Panjagutta Circle](#), [Somajiguda](#), [Sanat Nagar](#), [Sikh Village](#), [M.G Road](#)

\* All distances are approximate

## Locality Reviews

Begumpet, Hyderabad

Begumpet is named after the daughter of the sixth Nizam, Basheer Ul-Unnisaa Begum, who received it as part of her wedding dowry when she was married to the second Amir of Paigah Shums ul Umra Amir e Kabir.

Begumpet is one of the major commercial and residential urbs in Secunderabad located to the north of Hussain Sagar lake. The Greenlands flyover connects Begumpet to Panjagutta. Begumpet was an initially a small suburb between Hyderabad and Secunderabad. Begumpet Airport is a major landmark of the city. The airport is closed for commercial flights after the inauguration of new international airport at Shamshabad and is operational only for training and chartered flights.

Paigah Palace, Gitanjali Senior School, Begumpet Spanish mosque, Hyderabad Public School and Sir Ronald Ross Institute are some important places located in the area. Sanjeevaiah Park is a public park located on the banks of Hussain Sagar. Begumpet Railway Station provides rail connectivity to the area. Other MMTS stations in the vicinity include Sanjeevaiah Park and James Street. State-owned TSRTC runs the city bus service, connecting Begumpet to major parts of the city.

### Pros:

- Central Business Development Area
- Good Transport facilities
- Secured area with 24 hours working conditions

### Cons:

- Bit Croded
- Heavy Traffic

Posted: Sep 12, 2016 by [Gopal Agarwal \(Property Search Hyderabad\)](#)

Begumpet is one of the major commercial and posh residential place in Secunderabad located to the north of Hussain Sagar lake. The Greenland flyover connects Begumpet to Panjagutta. Begumpet Airport was a major landmark of the city. The airport is closed for commercial flights after the inauguration of new international airport at Shamshabad and is operational only for training and chartered flights and was the place for International Air show recently inaugurated by President of India. Begumpet Railway Station provides rail connectivity to the area. Other MMTS stations in the vicinity include Sanjeevaiah Park and James Street. State-owned TSRTC runs the city bus service, connecting Begumpet to all major parts of the city and there will be a bus flying to Secunderabad every 10 seconds. A Metro rail station is schedule to come up soon and the station is proposed in 50 meters distance.

### Pros:

- Plenty of 5\* International Hotels( Taj Vivanta, ITC Kakatiya, Manohar, Manasa Sarovar, Marriott)
- Plenty of Shopping Malls (Shoppers Stop, Pantaloons, Life Style, Woodlands, Nikke, American Touriste
- Best Educational Institues (HPS, Geetanjali, Girls Degree College) Chief Ministers Camp Office

### Cons:

- Very Busy place
- Parking is restricted
- Expensive place to live

Posted: Apr 1, 2016 by Dr Muralidhar Karanam

Begumpet is a very decently located area. When you look at Begumpet in goggle maps you will know it is the center of the city. Schools, Hospitals, Shopping (grocery, apparels - retail & wholesale, local markets), Medicals etc. almost everything is located nearby. The Sardar Patel road one of the busiest roads of the city connects Secunderabad to Panjagutta via Begumpet. The Hyderabad metro project passes through Begumpet with 3 stops in Begumpet area. Rasoolpura, Shoppers Stop & Begumpet station.

### Pros:

- Centrally located

- *Basic facilities available - Schools, Medicals, Shopping etc*
- *Commuting is very easy - Bus Stops, Taxi & Autos, Metro connectivity*

Posted: Nov 20, 2014 by Manan Gupta

Begumpet is a decent area. It is value-for-money area especially for bachelors. All basic amenities are available. There is a decent list of hangouts around. It is right in between Hyderabad & Secunderabad.

**Pros:**

- *For budget conscious*
- *For bachelors*
- *Good hangouts around*

**Cons:**

- *Far off from Hitech city*

Posted: Oct 27, 2014 by Pulkit Somani

Begumpet, Hyderabad is rated 7 out of 10 based on 4 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

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