APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Liberty Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹5.8K – ₹8.5K
2BHK rent / month	₹16K – ₹24K
5-year appreciation	35-45%
Suits	End-users, heritage-area buyers, professionals
ORR exit	—
ORR distance	—

Why invest here

Liberty is one of Hyderabad's most central and well-connected localities, flanked by Himayatnagar and Basheerbagh. It sits minutes from the Secretariat, Tank Bund, and Hussain Sagar, offering unmatched access to government institutions, commercial hubs, and city landmarks. While new supply is limited, established apartments and commercial properties hold strong resale value.

Infrastructure

- Nampally railway station 1.2 km
- Lakdi-ka-Pul Metro station ~1.5 km
- Tank Bund & Hussain Sagar walking distance
- Raj Bhavan Road direct connectivity
- TSRTC Liberty bus terminus at doorstep
- SP Road & Abids retail belt 0.8 km

Nearby localities

Himayatnagar · Basheerbagh · Somajiguda · Abids · Nampally · Domalguda · Koti

Market intelligence

Central Belt Price Trends (5-Yr)

Metro Interchange Advantage

Begumpet Airport Land

Rental Demand Snapshot

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https://aptlok.com/en/hyderabad/liberty-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://aptlok.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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