APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Tivoli Real Estate Guide

Secunderabad & Cantonment · Hyderabad

INVESTMENT SCORE

8 / 10

RISK: LOW

Snapshot

Avg price per sqft	₹5.1K - ₹6.1K
2BHK rent / month	₹13K - ₹18K
5-year appreciation	38-42%
Suits	Families, defence personnel, mid-range buyers
ORR exit	—
ORR distance	—

Why invest here

Tivoli offers a blend of heritage and modernity in the Secunderabad zone. Proximity to defence establishments, Secunderabad railway hub and metro access make it a dependable mid-market investment.

Infrastructure

- Cantonment board — heritage and well-maintained infrastructure
- Defence establishments ensuring stable neighbourhood
- JBS tri-modal transport hub

Nearby localities

Vikrampuri · Lalaguda · Padmarao Nagar Secunderabad · Chilkalguda · Tarnaka Extension

Want the live, interactive version?

https://aptlok.com/en/hyderabad/tivoli-real-estate-guide

351 Hyderabad locality guides + weekly newsroom · aptlok.com

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.

Citation format: "AptLok, Tivoli Real Estate Guide, https://aptlok.com/en/hyderabad/tivoli-real-estate-guide, accessed Nov 2026."

This report is informational and not investment advice. Verify HMDA / RERA approvals and chain of title before any property transaction. Generated Nov 21, 2026 from aptlok.com.