APTLOK · HYDERABAD REAL ESTATE INTELLIGENCE

Tolichowki Real Estate Guide

Central Premium Belt · Hyderabad

INVESTMENT SCORE

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RISK: LOW-MEDIUM

Snapshot

Avg price per sqft	₹8.9K - ₹10.8K
2BHK rent / month	₹22K - ₹32K
5-year appreciation	47-51%
Suits	Central-city professionals, rental investors
ORR exit	—
ORR distance	—

Why invest here

Tolichowki offers central Hyderabad living with excellent metro and road connectivity. Heritage character combined with modern amenities attracts professionals, families and rental investors.

Infrastructure

- Musi River rejuvenation project underway
- Government secretariat and major office hub
- Premium schools, hospitals, and lifestyle retail
- Hussain Sagar lakefront development

Nearby localities

Domalguda · Mehdipatnam · Masab Tank · Vengal Rao Nagar · Vijayanagar Colony

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/tolichowki-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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