

ctp



Sofia West



BG



REGIONAL BENEFITS

Prime location for production and logistics

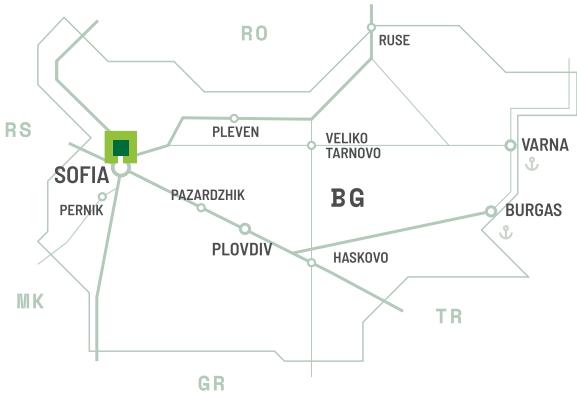
In terms of labor potential, future park residents benefit from the densely populated residential areas in the vicinity, such as Nadezhda, Luylin and Obelya. The park is easily accessible by public transport, and within a five-min. drive to Metro-Station Obelya, from which passengers can connect throughout the city. Currently, CTPark Sofia West has more than 70,000 sqm planned, the park provides sufficient capacity for future businesses growth. Key benefits of the area: Prime Location allowing for supply chain efficiency of clients’ business operations Ease of commuting of the personnel to the site Fast connection to A3 Struma Highway and The Northern Speedway Expansion potential

- ▶ Largest labor pool in the country
- ▶ Developed infrastructure
- ▶ Variety of technical schools and universities



MAJOR CITIES

Bucharest	385 km
Belgrade	392 km
Skopje	270 km
Thessaloniki	292 km
Istanbul	550 km





## LOCAL ACCESS

### Direct highway access

CTPark Sofia West provides for a prime location for production and logistics companies looking for a convenient connection to A3 Struma Highway to Greece and Northern Macedonia, and to A6 to Serbia and Western Europe, respectively.

## PARK FEATURES

- ▶ Prime Location allowing for supply chain efficiency of clients' business operations
- ▶ Ease of commuting of the personnel to the site
- ▶ Fast connection to A3 Struma Highway and The Northern Speedway
- ▶ Expansion potential



Masterplanned for production and logistics

AVAILABILITY & DELIVERY

SOW5	25,000 sqm	Planned
SOW3	6,500 sqm	Planned
SOW4	3,000 sqm	Planned



KEY PARK DATA

# CTPark Sofia West



PLANNED



WATER  
RECYCLING



LANDSCAPING



300 M



3.1 KM



2.5 KM



ELECTRIC  
CHARGERS



0.3 KM

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

34,500 sqm

BUILT-UP AREA

73,200 sqm

TOTAL AREA

22 ha

PARK & NEARBY INVESTORS

Lidl Online

Logistics

Synergy

Logistics



# CTPARK Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

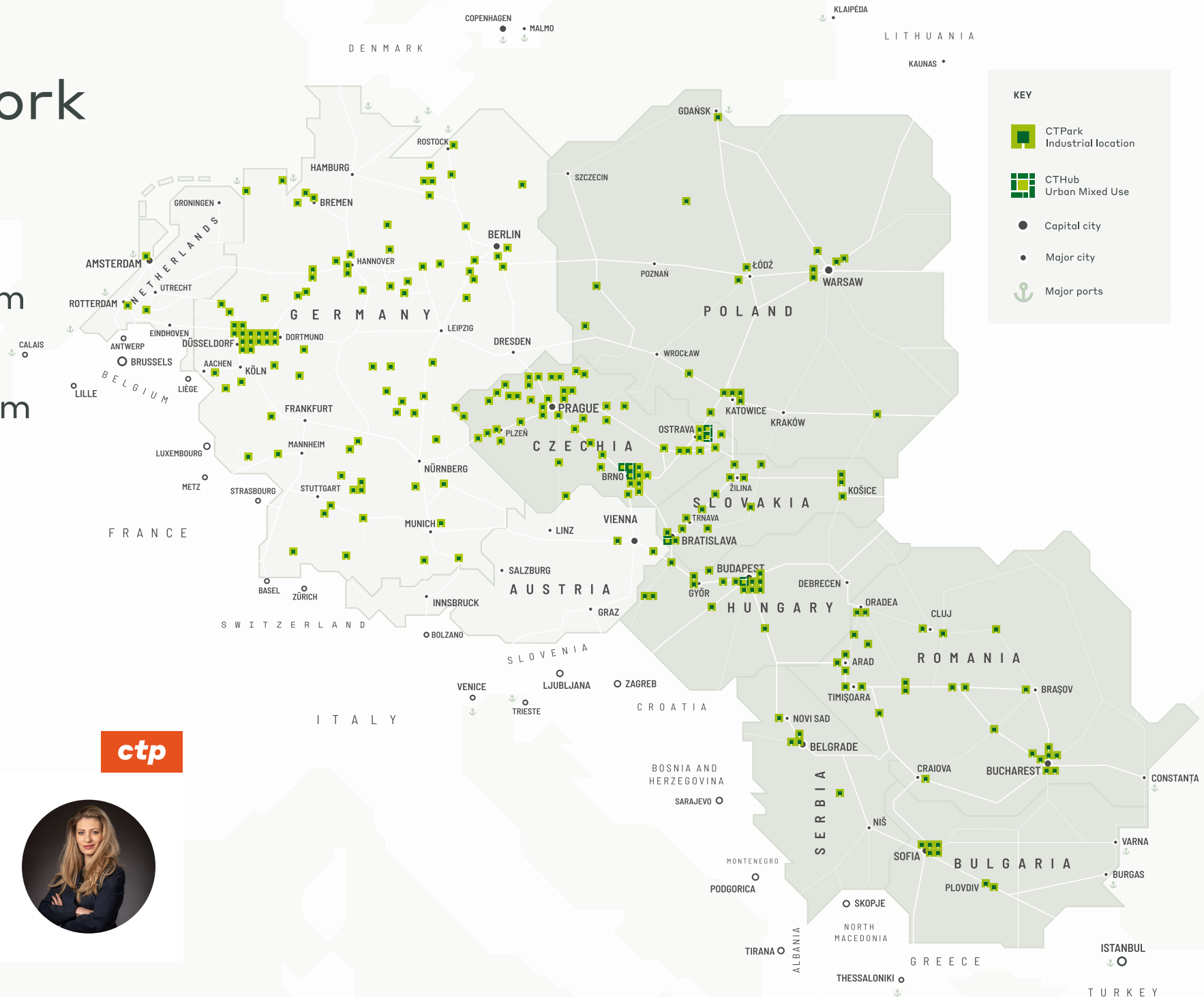
10.9 million sqm  
GLA

SPACE FOR YOU TO GROW

20.7 million sqm  
landbank

LONG TERM PARTNER

>1,000 clients



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