



ctp



Bucharest West



R0

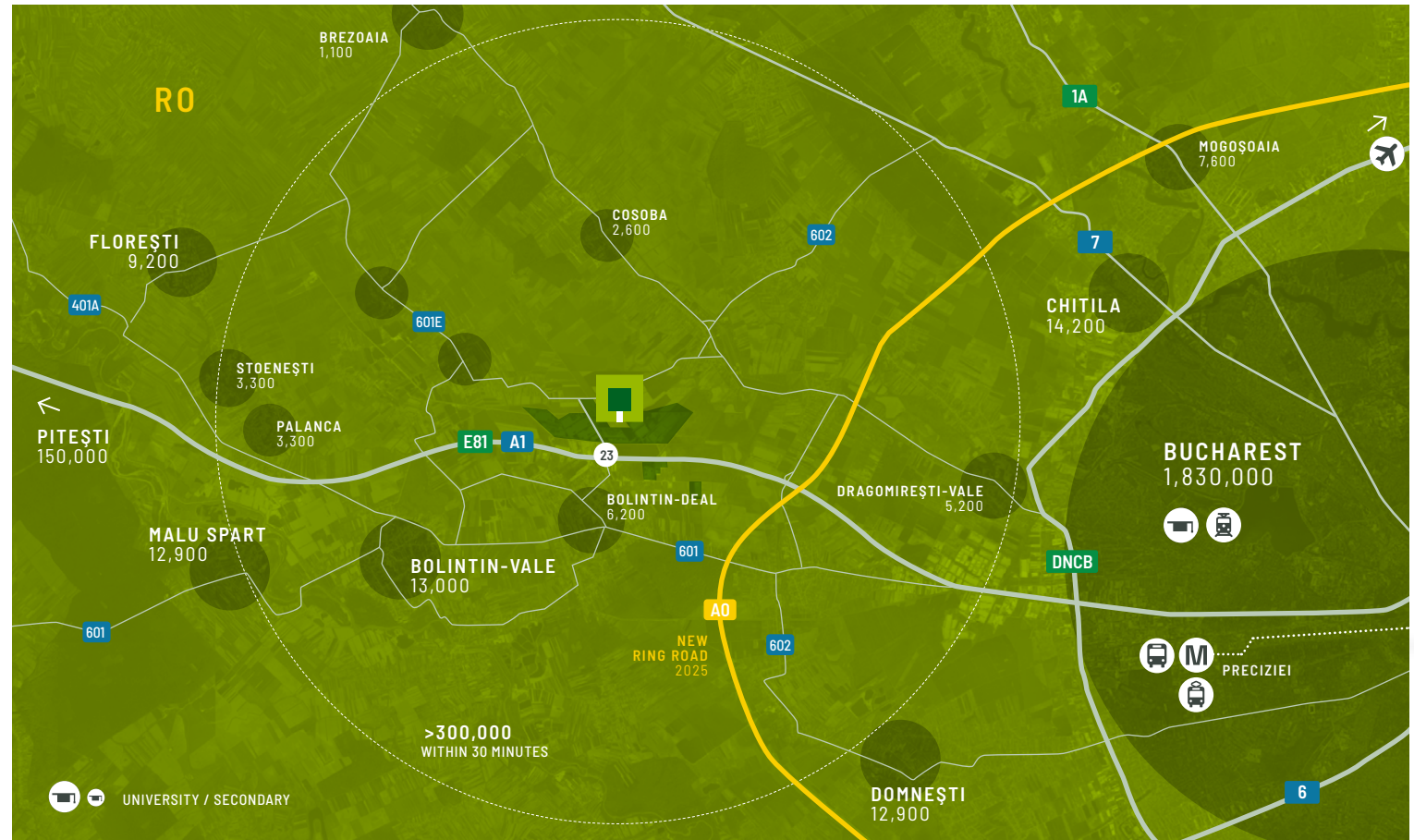


## REGIONAL BENEFITS

# Regional hub for South-east Europe and beyond

Located on the A1 highway at km 23, CTPark Bucharest West is the largest industrial park in Europe with a total planned lettable area of nearly 1.5 million sqm. The park has been masterplanned, offering highly efficient, BREEAM-certified buildings and logistics infrastructure set amidst an enjoyable landscaped environment, creating a high quality of life for park residents and their over 2,500 employees who work there.

CTP developed the first Clubhaus in Romania in the park, which acts as a community hub for client meetings, lectures & training sessions. Clubhaus provides an onsite medical office, a multifunctional amphitheater, as well as meeting rooms, relaxation spaces, and outdoor exercise facilities.



RING ROAD A0  
20 KM



BOLINTIN-VALE  
8 KM



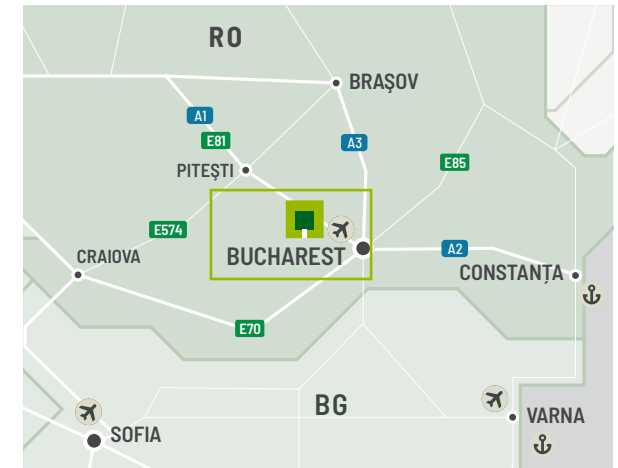
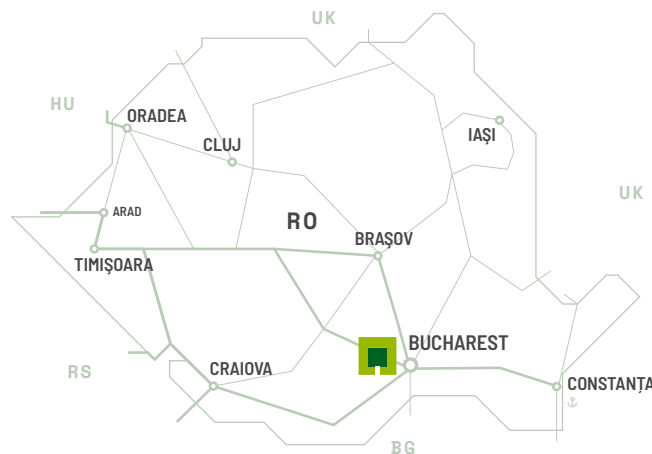
BUCHAREST  
30 KM



STATION PRECIZIEI, PACII  
LESS THAN 20 KM

## MAJOR CITIES

Constanta	266 km	2.5 hrs
Sofia	390 km	5.5 hrs
Istanbul	650 km	9 hrs
Budapest	830 km	9.5 hrs
Zagreb	990 km	12 hrs
Athens	1 178 km	14 hrs





## LOCAL ACCESS

### Direct highway access on Bucharest's western gateway

CTPark Bucharest west is strategically located directly on the A1 motorway—the main entryway to the city through which 70% of all goods flow. The location is ideal for companies looking to access the growing Bucharest market. Nearby towns are connected by local transportation, and only a short drive to city ring road.

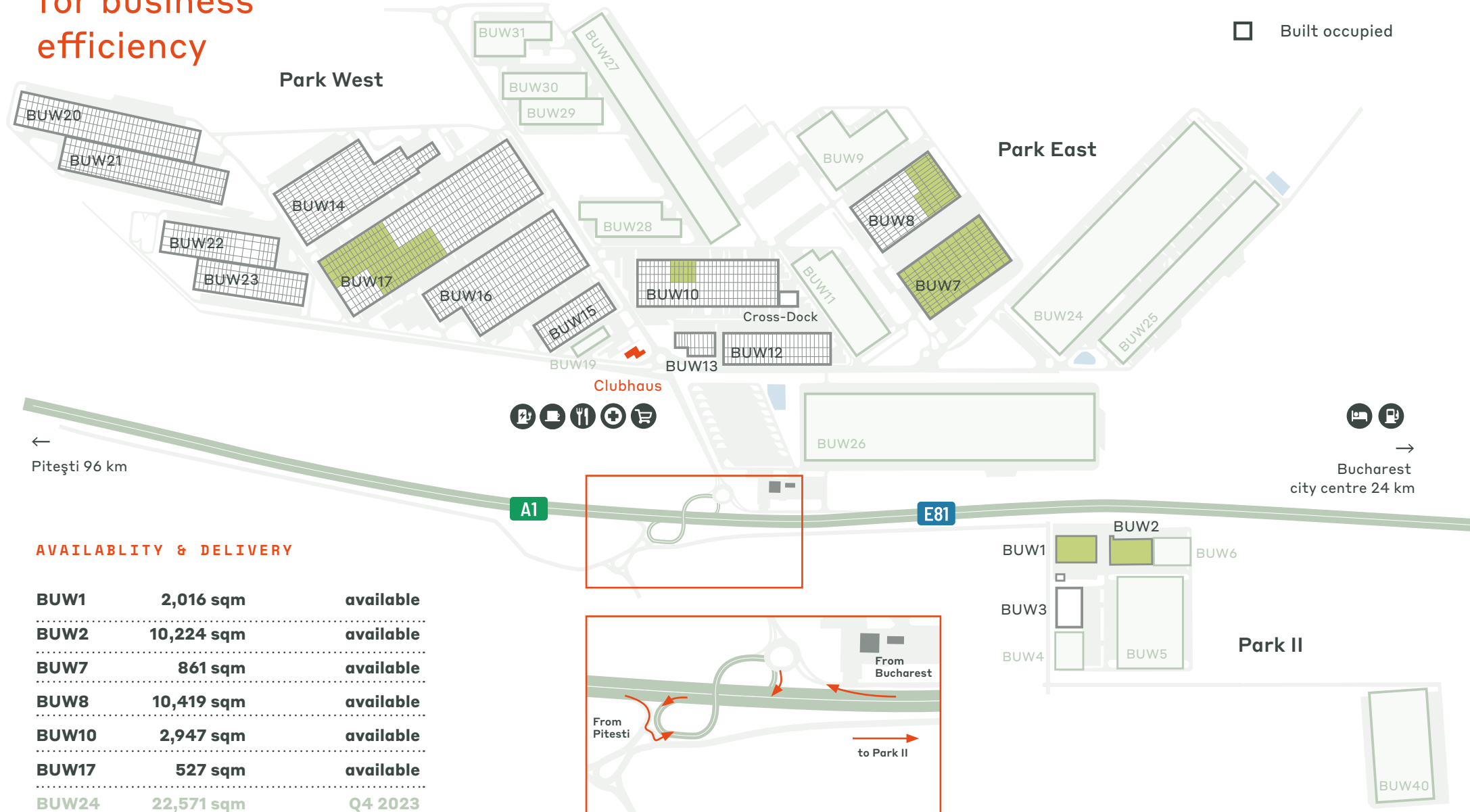
## PARK FEATURES

- ▶ Solar power in place, 10.9 MWp
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Sports facilities and bike/pedestrian paths
- ▶ Clubhaus: cafeteria, amphitheater, medical point, minimarket.



# Masterplanned for business efficiency

- Built available
- Planned
- Built occupied



## AVAILABILITY & DELIVERY

<b>BUW1</b>	<b>2,016 sqm</b>	<b>available</b>
<b>BUW2</b>	<b>10,224 sqm</b>	<b>available</b>
<b>BUW7</b>	<b>861 sqm</b>	<b>available</b>
<b>BUW8</b>	<b>10,419 sqm</b>	<b>available</b>
<b>BUW10</b>	<b>2,947 sqm</b>	<b>available</b>
<b>BUW17</b>	<b>527 sqm</b>	<b>available</b>
<b>BUW24</b>	<b>22,571 sqm</b>	<b>Q4 2023</b>



## KEY PARK DATA

# CTPark Bucharest West

## AVAILABLE NOW

29,436 sqm

## DEVELOPMENT OPPORTUNITY

527,074 sqm

## BUILT-UP AREA

778,409 sqm

## TOTAL AREA

314.63 ha

## PARK & NEARBY INVESTORS

Quehenberger

Maersk

KÜHNE + NAGEL

LPP

Profi

DSV

Pirelli Tyres

Arctic



SOLAR IN PLACE



WATER  
RECYCLING



LANDSCAPED  
AREAS



MEDICAL POINT



CAFETERIA



MINIMARKET



ELECTRIC  
CHARGERS



SPORTS FIELD  
BIKE PATHS



AMPHITHEATER

## INDUSTRIES IN THE PARK

66% 3PL

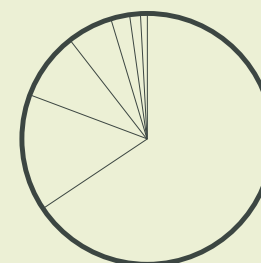
15% Groceries

9% IT

6% Furniture

2% Tyres

2% Other



## Full-service CTPark for all types of investor

CTPark Bucharest West is one of the most successful projects in the CTPark Network. With the multifunctional project Clubahus, CTPark Bucharest West offers all the facilities for its residents such as restaurant with terrace, barbeque area, minimarket, coffee shop, medical point, amphitheater for events, meeting rooms, expansive green areas for employees to relax in their spare time and separated bicycle/pedestrian paths for safety and comfort.

### COMING SOON:

- ▶ Accommodation facilities: Q2 2024 1st Phase to be delivered.
- ▶ CTBox: small units starting from 500 sqm for startups & small companies: Q4 2023
- ▶ Supermarket available: Q4 2023
- ▶ Sports field available: Q2 2024





# Road network expansion in Romania

30 projects with a total of 600 km of highways and express roads are now under construction and expected to be open by 2025.



## By the end of 2023:

Over 115 km of highways and express roads to be delivered by the end of the year, of which 83 km of highways:

6 projects under construction, including A0 (section close to CTPark Bucharest North), A3 and A11 (section close to CTPark Oradea)

## To be delivered in 2024 – 2025:

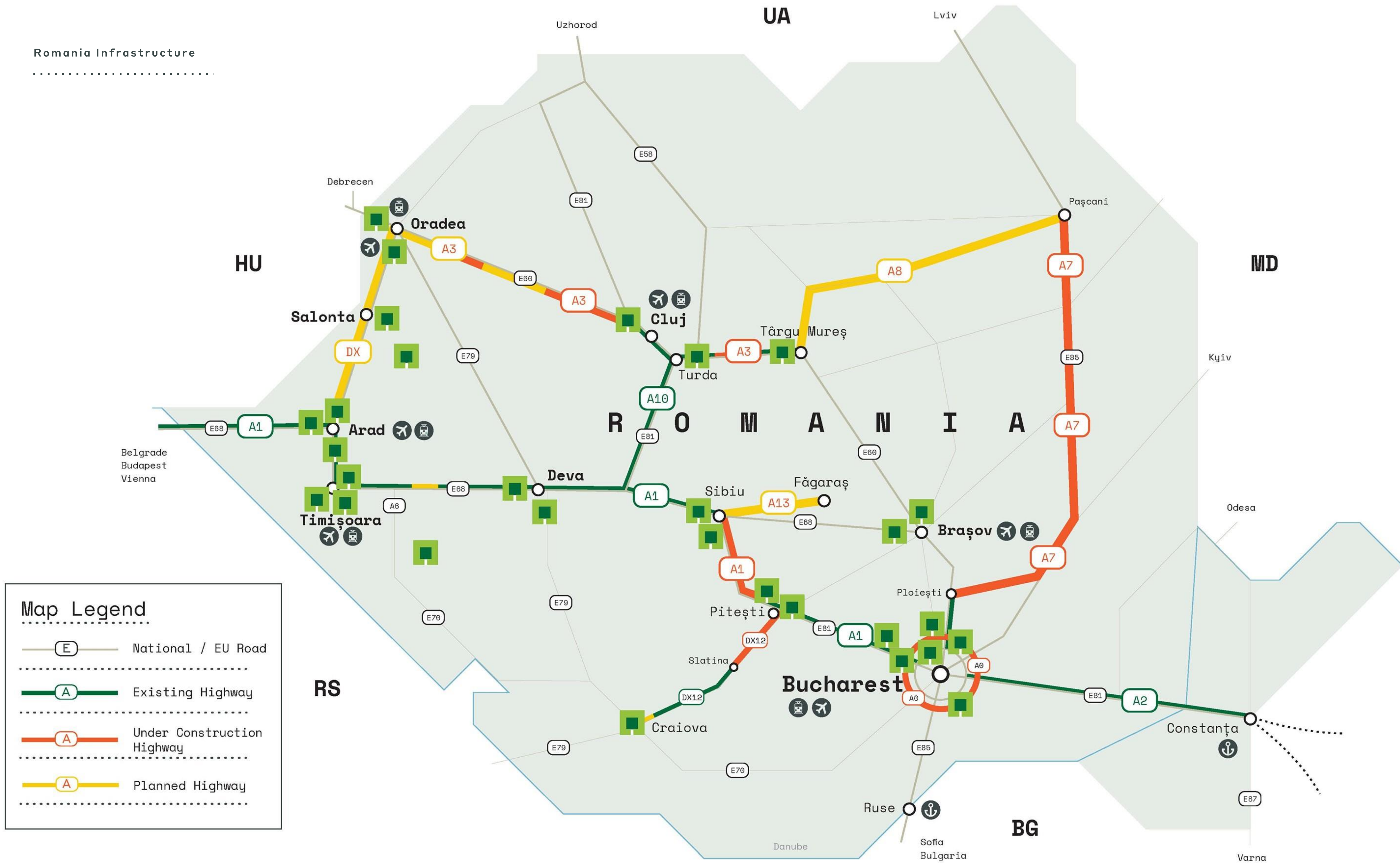
Around 500 km (493.54) of highways and express roads are under construction and expected to be opened in the next 2 years, with 24 projects under construction, close to several CTPark projects:

Over 160 km in 2024: 10 projects under construction, including A0 (section close to CTPark Bucharest South) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)

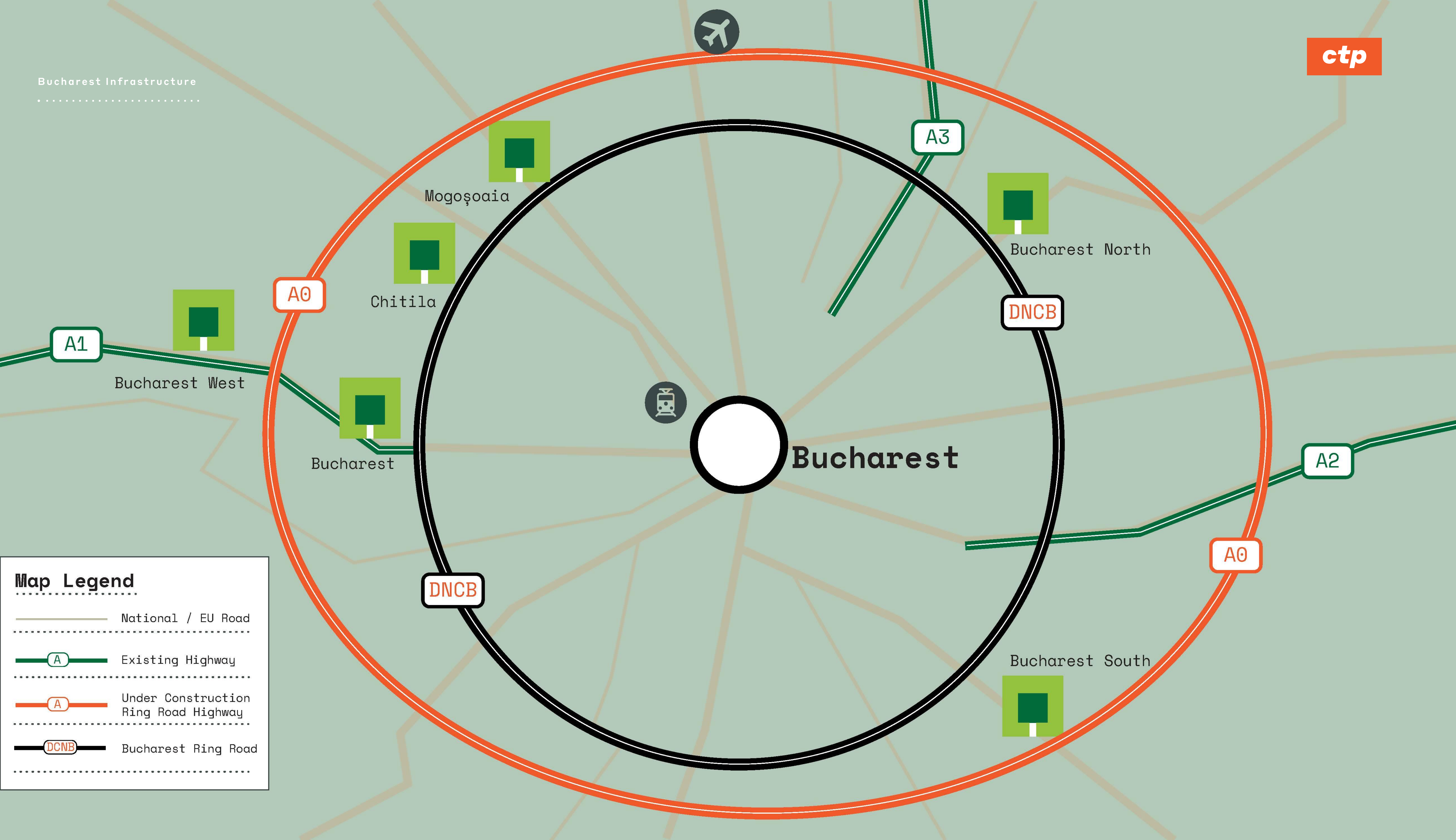
Over 330 km in 2025: 14 projects under construction, including A0 (section close to CTPark Bucharest North) and A3 (section close to CTPark Oradea, CTPark Cluj and CTPark Turda)



Romania Infrastructure











WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11 million sqm

SPACE FOR YOU TO GROW

20.7 landbank

LONG TERM PARTNER

>1,000 clients

ctp



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CONTACT ME

