



Komárom



ctp

HU



## REGIONAL BENEFITS

# Direct gateway to Slovakia

CTPark Komárom is located right at the border of Hungary and Slovakia, which provides a perfect position for transporting goods between the countries. In addition, the M1 motorway provides a perfect transport route towards Budapest or Western Europe.

## PARK FEATURES

- ▶ 1 km from city centre
- ▶ 1 km from Slovakian border
- ▶ Strategic location

 ROUTE NR. 1 – DIRECT CONNECTION, M1 MOTORWAY – 10 KM

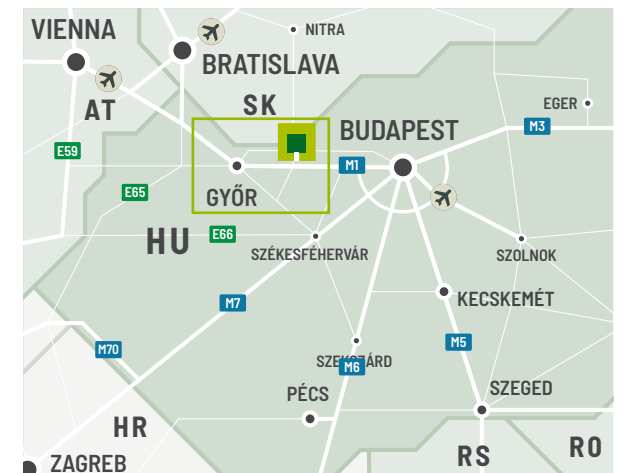
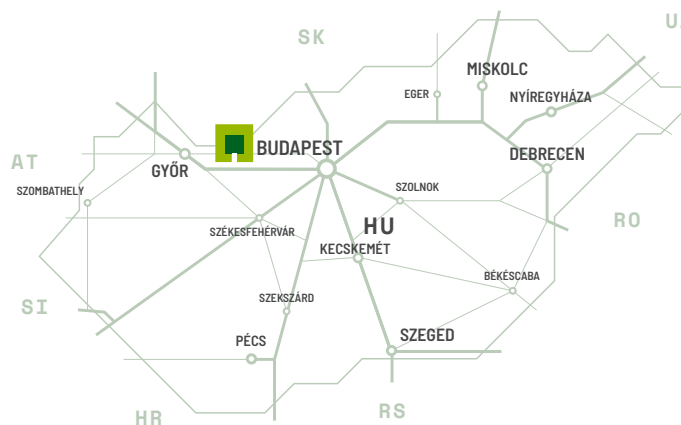
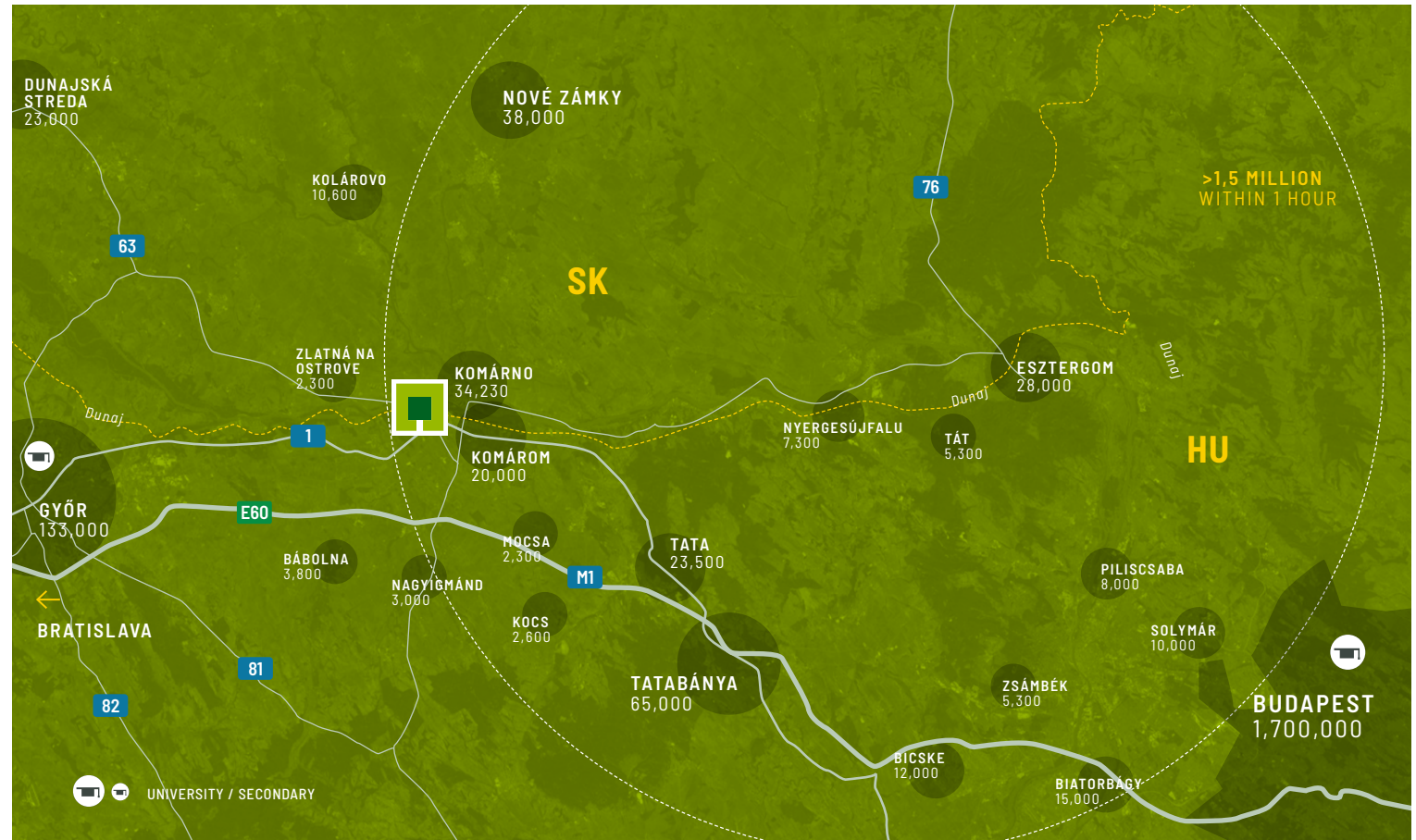
 GYŐR INTERNAT. AIRPORT 41 KM

 KOMÁROM 1 KM

 BUS STATION 600 M

## MAJOR CITIES

|              |        |          |
|--------------|--------|----------|
| Komárno (SK) | 3 km   | 5 min    |
| Budapest     | 90 km  | 1h15 min |
| Győr         | 40 km  | 0.5 hr   |
| Tatabánya    | 40 km  | 40 min   |
| Vienna       | 165 km | 2.0 hrs  |
| Bratislava   | 125 km | 1h5 min  |





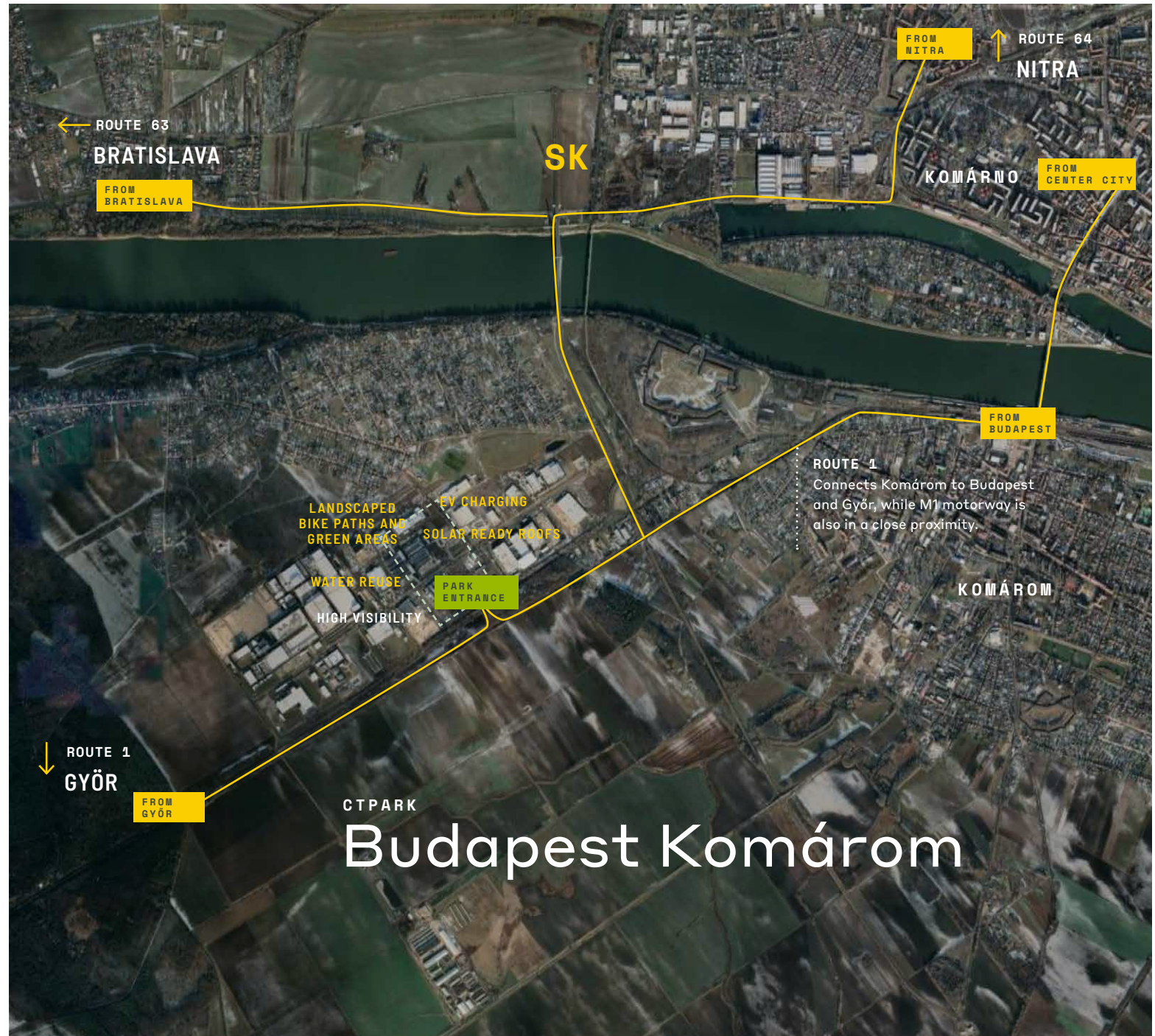
## LOCAL ACCESS

### Key location for cross-border business

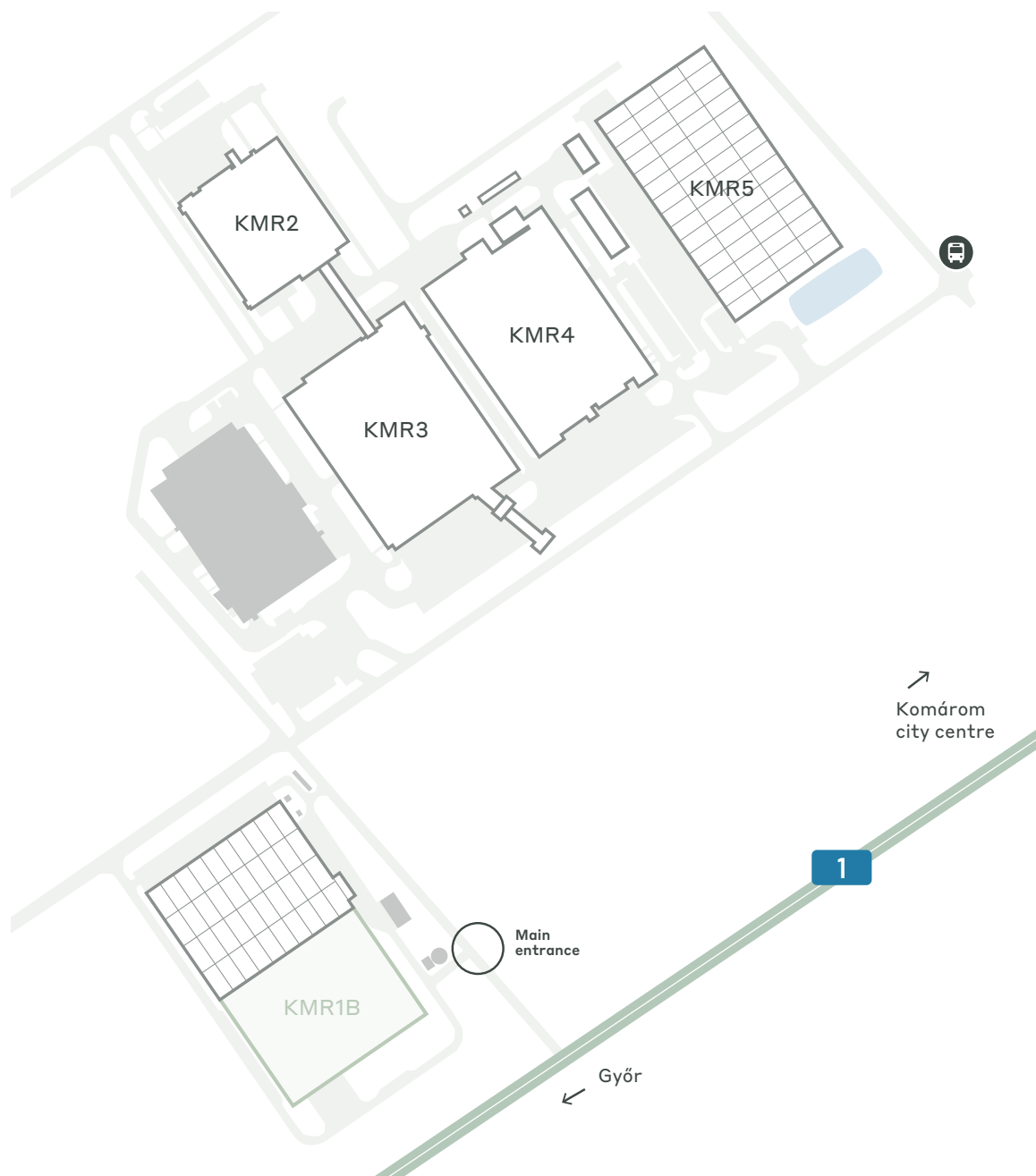
CTPark Komárom is located in the city of Komárom and just an arms-length away from the border of Slovakia and the city of Komárno. The park has a building complex of nearly 82.000 sqm of floor space, an ideal place for logistics as well as production companies. Nearby restaurants, accomodations and leisure areas make it a unique location in terms of living and working within a close proximity.

## PARK FEATURES

- ▶ Solar power in place
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Gas station 500 m
- ▶ Leisure area 500 m



Right next to the  
border of Hungary  
and Slovakia



AVAILABILITY & DELIVERY

**KMR1B** 11,645/23,290 sqm **planned**

-  Built available
-  Planned
-  Built occupied



## KEY PARK DATA

# CTPark Komárom



SOLAR READY



WATER  
RECYCLING



LANDSCAPED  
AREAS



ACCOMMODATION  
1 KM



SLOVAK BORDER  
1 KM



PUBLIC TRANS-  
PORT ON SITE



GAS STATION  
500 M



LEASURE AREAS  
500 M

## AVAILABLE NOW

0 sqm

## DEVELOPMENT OPPORTUNITY

11,645 sqm

## BUILT-UP AREA

46,840 sqm

## TOTAL AREA

19.06 ha

## PARK & NEARBY INVESTORS

Cordon Electronics

HTNS

FSK

NXT

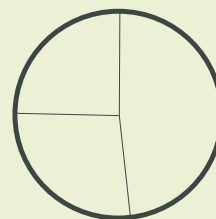
Autoneum

## INDUSTRIES IN THE PARK

48% 3PL

27% Services

25% Automotive





WHERE YOU NEED TO BE

## TRACK RECORD OF SUCCESS

SPACE FOR YOU TO GROW

LONG TERM PARTNER



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**CONTACT ME**