

ctp



Žilina Airport



SK

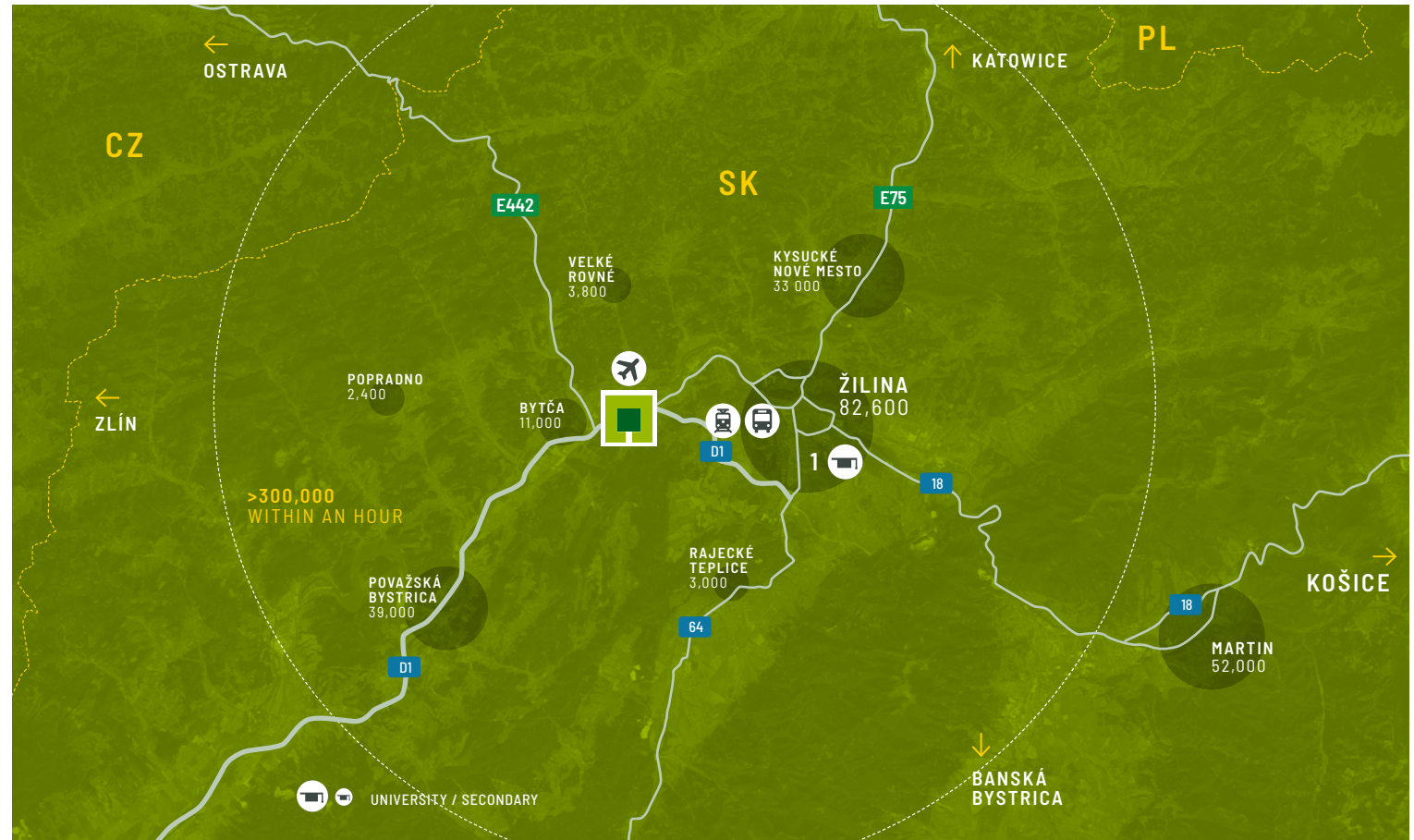
REGIONAL BENEFITS

Slovakia's Automotive & High-tech Hub

CTPark Žilina Airport is situated right in the heart of Slovakia's main automotive and high-tech cluster. Kia Motors is located in Žilina, VW plants are just 30 km away in Martin, along with several other OEMs in the area. The park is strategically located on the E50/ D1 motorway, with excellent access to the Czech Republic (40 km) and Poland (50 km).

Key benefits of the area:

- ▶ Žilina is part of an established automotive and high-tech cluster, with the KIA Motors plant adjacent to the park
- ▶ Approximately 690,000 inhabitants in the Žilina Region
- ▶ Region representing a complex economic area, encompassing multiple industries
- ▶ Availability of deep commodity resources
- ▶ The University of Žilina nearby - availability of qualified workforce
- ▶ Competitive labor costs
- ▶ Expansion opportunities in the park



HIGHWAY D1
5 KM



ŽILINA
13 KM



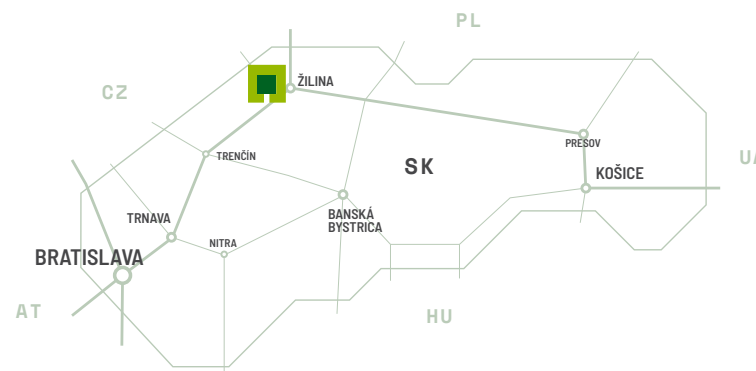
BRATISLAVA
180 KM



STATION ŽILINA
13 KM

MAJOR CITIES

Ostrava	96 km	1.5 hrs
Kraków	180 km	3.5 hrs
Bratislava	190 km	2 hrs
Brno	200 km	2.5 hrs
Budapest	320 km	4 hrs



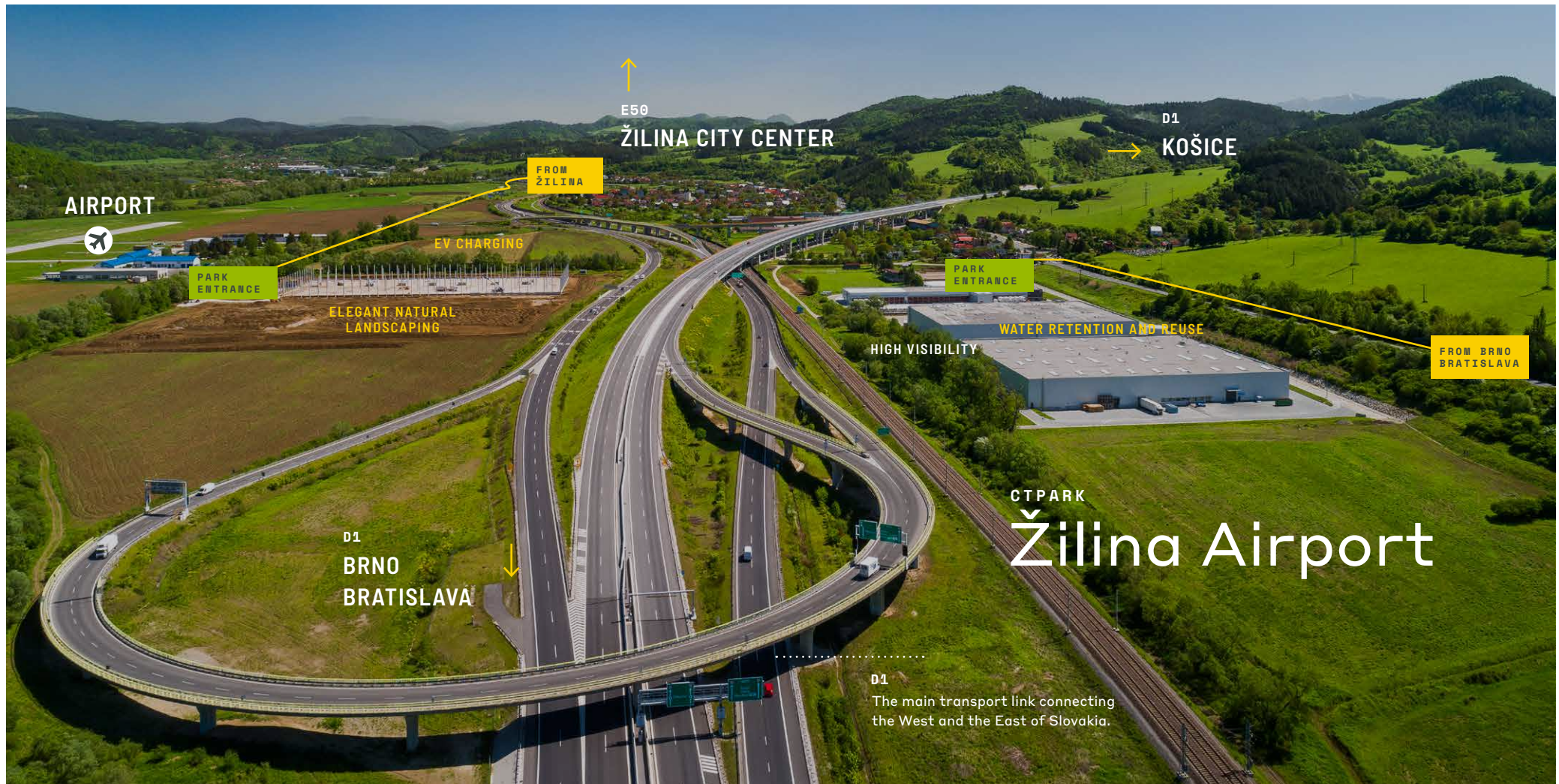
LOCAL ACCESS

Perfect Location for Logistics & Distribution




Žilina serves as a significant international road and rail junction, making it a pivotal transportation hub. CTPark Žilina Airport is conveniently situated just off the E50/D1 motorways, providing easy access to neighboring markets Czechia and Poland, as well as to other regions within Slovakia. The park enjoys excellent visibility from the motorway. The park is connected with the city of Žilina with public transportation.

PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Public transportation within walking distance

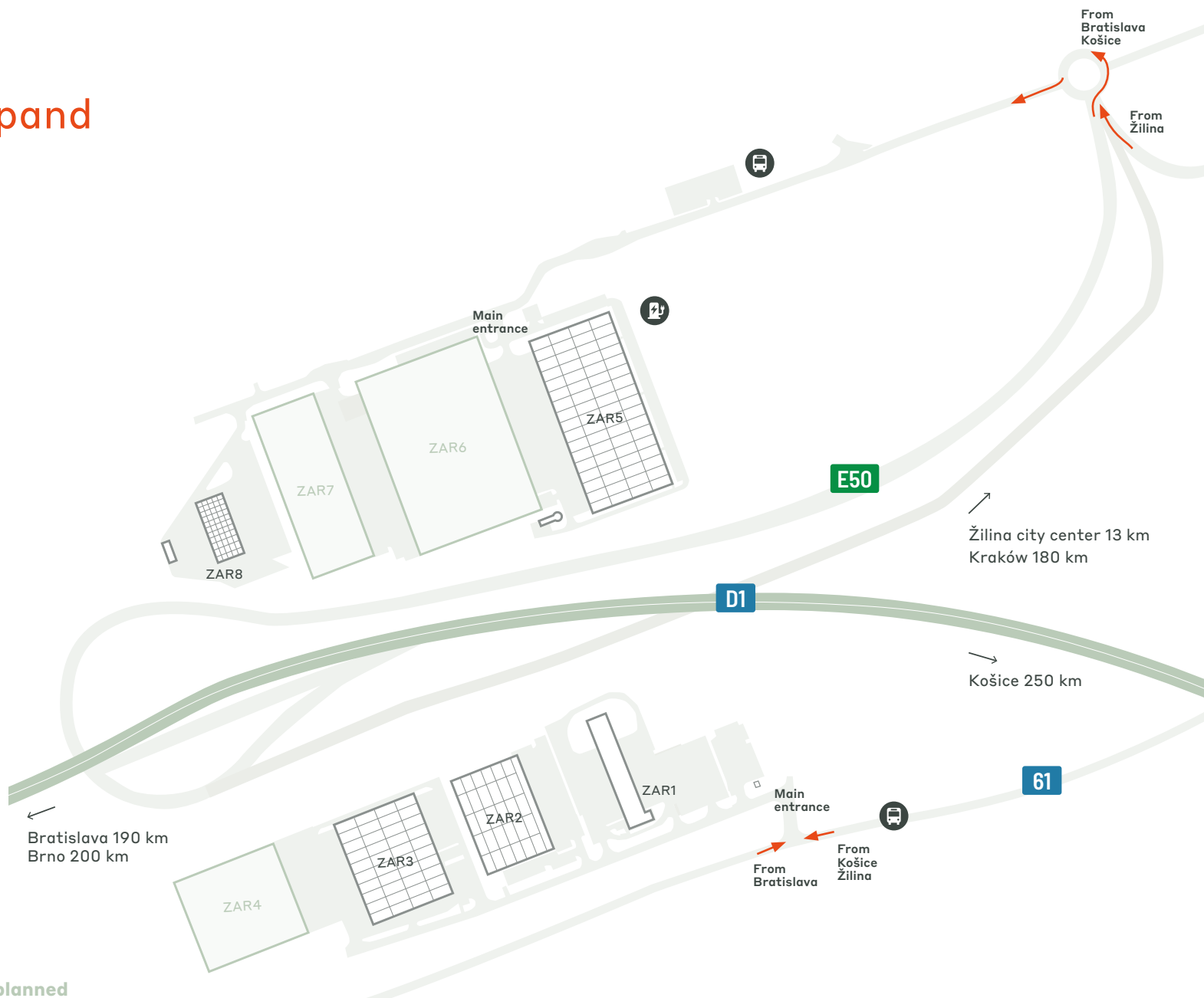


The Place to Expand Business

-  Built available
-  Planned
-  Built occupied

AVAILABILITY & DELIVERY

ZAR6	29,655 sqm	planned
ZAR7	14,036 sqm	planned



KEY PARK DATA

CTPark Žilina Airport

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

43,691 sqm

BUILT-UP AREA

27,528 sqm

TOTAL AREA

32.47 ha

NEARBY INVESTORS

KIA Motors

Schaeffler

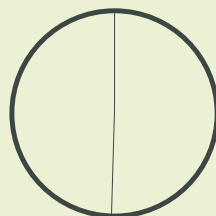
Mondi SCP

Panasonic Industrial Devices

INDUSTRIES IN THE PARK

49% 3PL

51% Wholesale Trade



WATER
RECYCLING



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



CTPARK Network

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

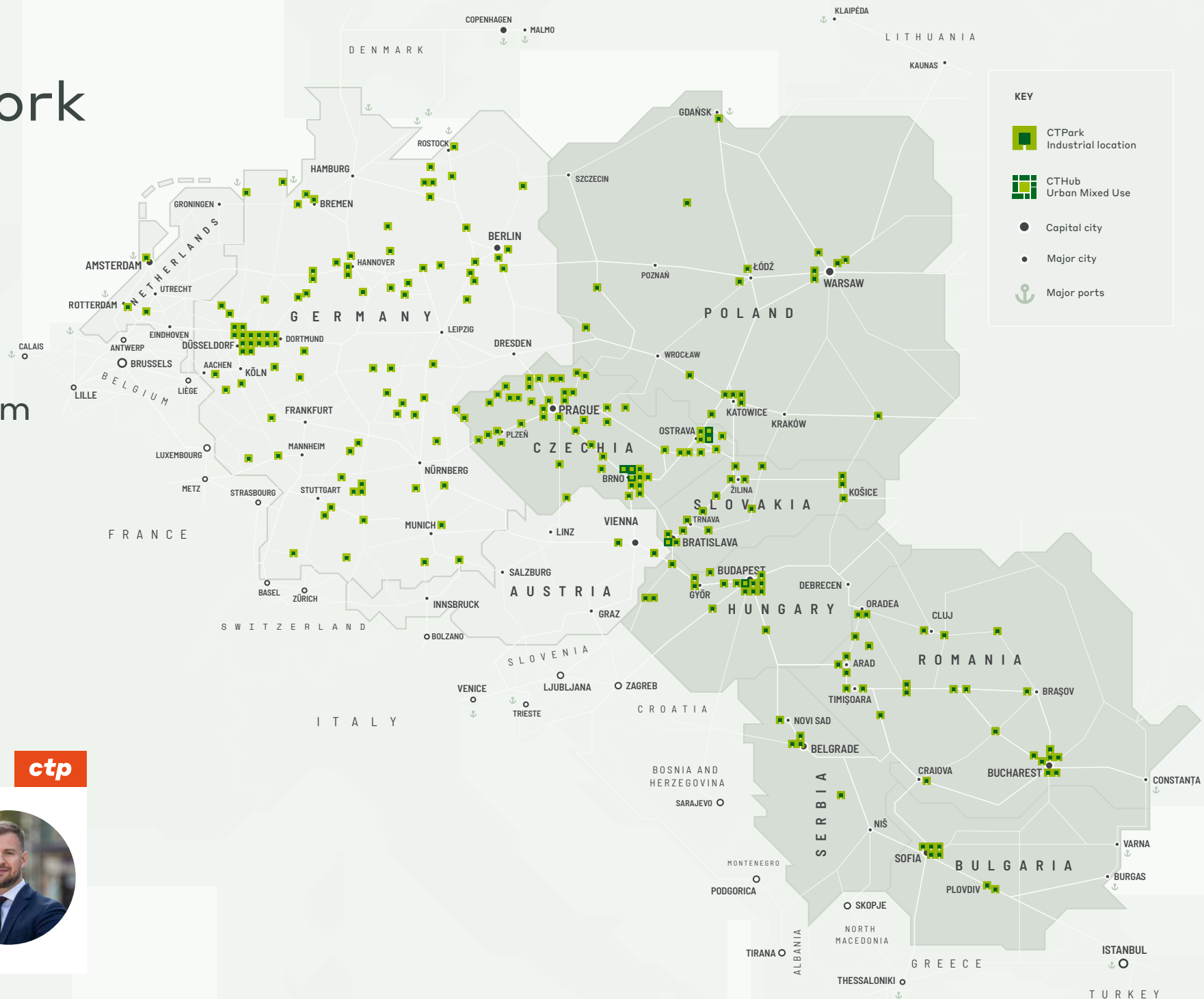
11 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



ctp



Ján Rakovský
Senior Business Developer,
Slovakia

+421 918 648 833
jan.rakovsky@ctp.eu
ctp.eu

CONTACT ME