



ctp



Arad West



R0

REGIONAL BENEFITS

Empowering Growth and Prosperity

Arad, nestled in the thriving western region of Romania, boasts numerous regional benefits that make it an ideal destination for businesses and industrial development. With strategic proximity to major transportation hubs like the A1 motorway and the future Bucuresti-Timisoara-Arad-Nadlac motorway, the city enjoys excellent connectivity, facilitating the smooth movement of goods and access to international markets through Arad International Airport. The region offers a skilled labor pool with a strong industrial heritage and educational infrastructure, ensuring access to qualified workers. Additionally, Arad provides a supportive business environment, cost efficiencies, and a collaborative ecosystem, making it an attractive and sustainable choice for businesses seeking growth and prosperity.



PUBLIC TRANSPORT 0.5 KM



ARAD CITY 0.5 KM



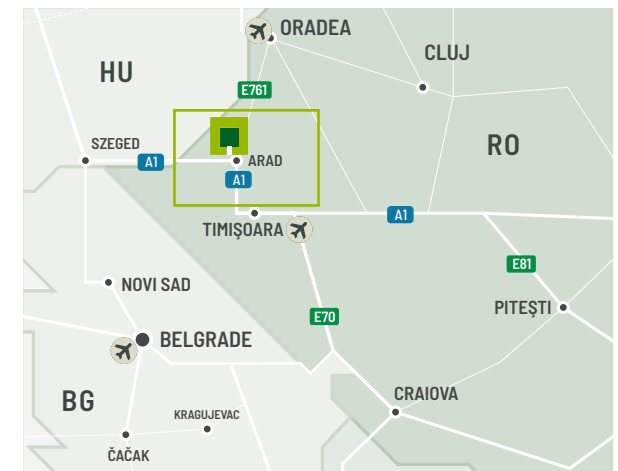
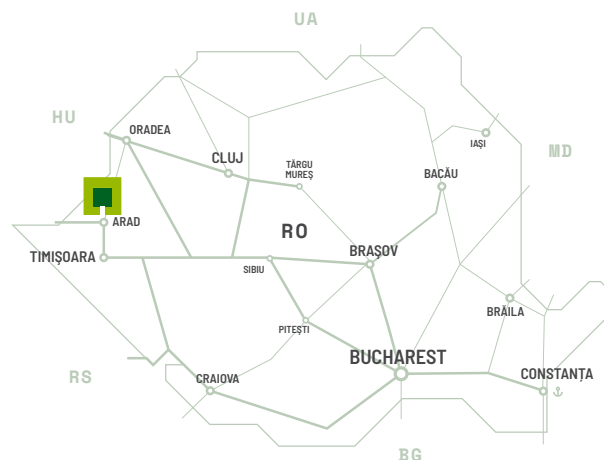
TRAIN STATION 6 KM



HIGHWAY CONNECTION 1.4 KM

MAJOR CITIES

| | | |
|-----------|--------|---------|
| Timisoara | 58 km | 1 hrs |
| Belgrade | 207 km | 3.5 hrs |
| Budapest | 265 km | 3 hrs |
| Bucharest | 380 km | 7 hrs |
| Vienna | 500 km | 5 hrs |



LOCAL ACCESS

Best location for logistics in Arad

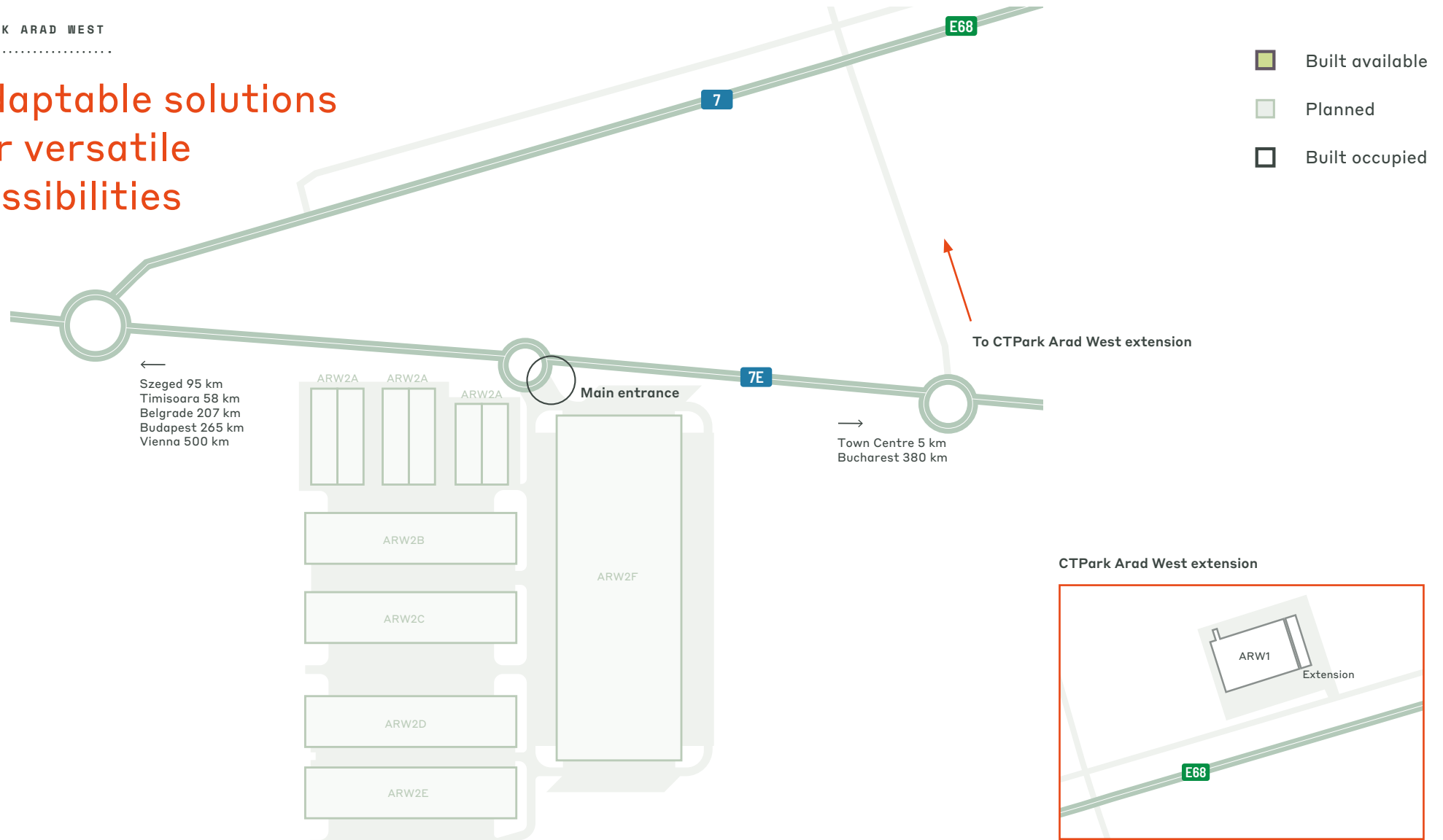
Strategically positioned in Romania's western industrial heart near vibrant Arad city, CTPark Arad West enjoys exceptional visibility and direct access to A1 motorway. It's a premier industrial park with top-tier infrastructure, unmatched accessibility, and skilled labor, just 3 km from Arad's center. With a mere 7 km to Arad International Airport and easy E68 access, it's perfectly poised for seamless business operations.

PARK FEATURES

- ▶ Water retention and reuse
- ▶ Landscaping
- ▶ In city location (3km)
- ▶ Public transport at 500 m (tram station)
- ▶ Perfect for in city logistics
- ▶ Hungarian border 50 km



Adaptable solutions for versatile possibilities



AVAILABILITY & DELIVERY

| | | |
|-------|------------|--------------|
| ARW2F | 40,982 sqm | under const. |
| ARW2B | 11,493 sqm | planned |
| ARW2C | 11,493 sqm | planned |
| ARW2D | 11,493 sqm | planned |

| | | |
|--------|------------|---------|
| ARW2E | 11,493 sqm | planned |
| ARW2A1 | 2,310 sqm | planned |
| ARW2A3 | 2,310 sqm | planned |
| ARW2A4 | 2,310 sqm | planned |

| | | |
|----------------|-----------|---------|
| ARW2A5 | 1,932 sqm | planned |
| ARW2A6 | 1,932 sqm | planned |
| ARW1 extension | 854 sqm | built |

KEY PARK DATA

CTPark Arad West

AVAILABLE NOW

6,535 sqm

DEVELOPMENT OPPORTUNITY

100,912 sqm

BUILT-UP AREA

6,535 sqm

TOTAL AREA

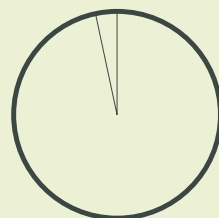
29.63 ha

PARK & NEARBY INVESTORS

INDUSTRIES IN THE PARK

97% Automotive

3% Other



WATER
RECYCLING

LANDSCAPED
AREAS

450 M

SHOPPING NEAR BY

IBIS HOTEL 500 M

GAS STATION 1.4 KM



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:

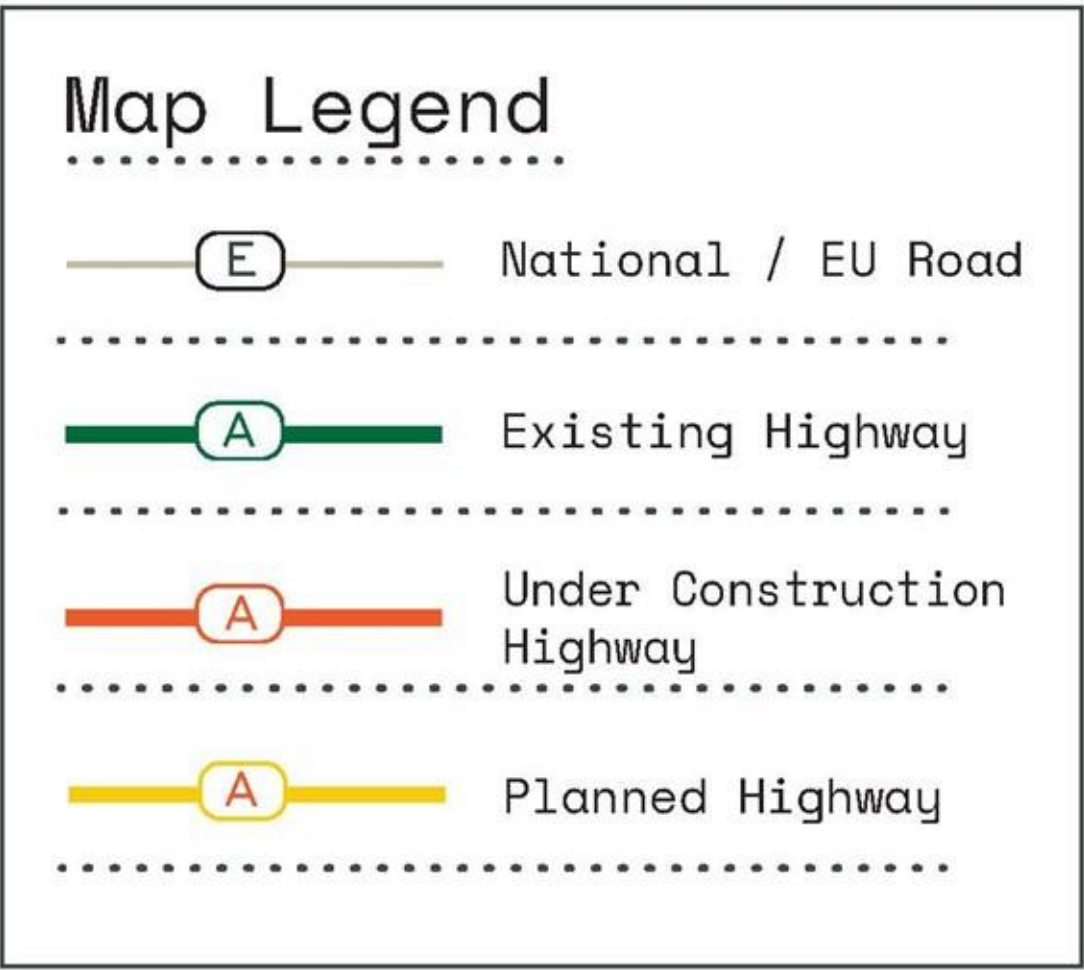
6 projects under construction, including A0 (section close to CTPark Bucharest North), A3 and A11 (section close to CTPark Oradea)

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)



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

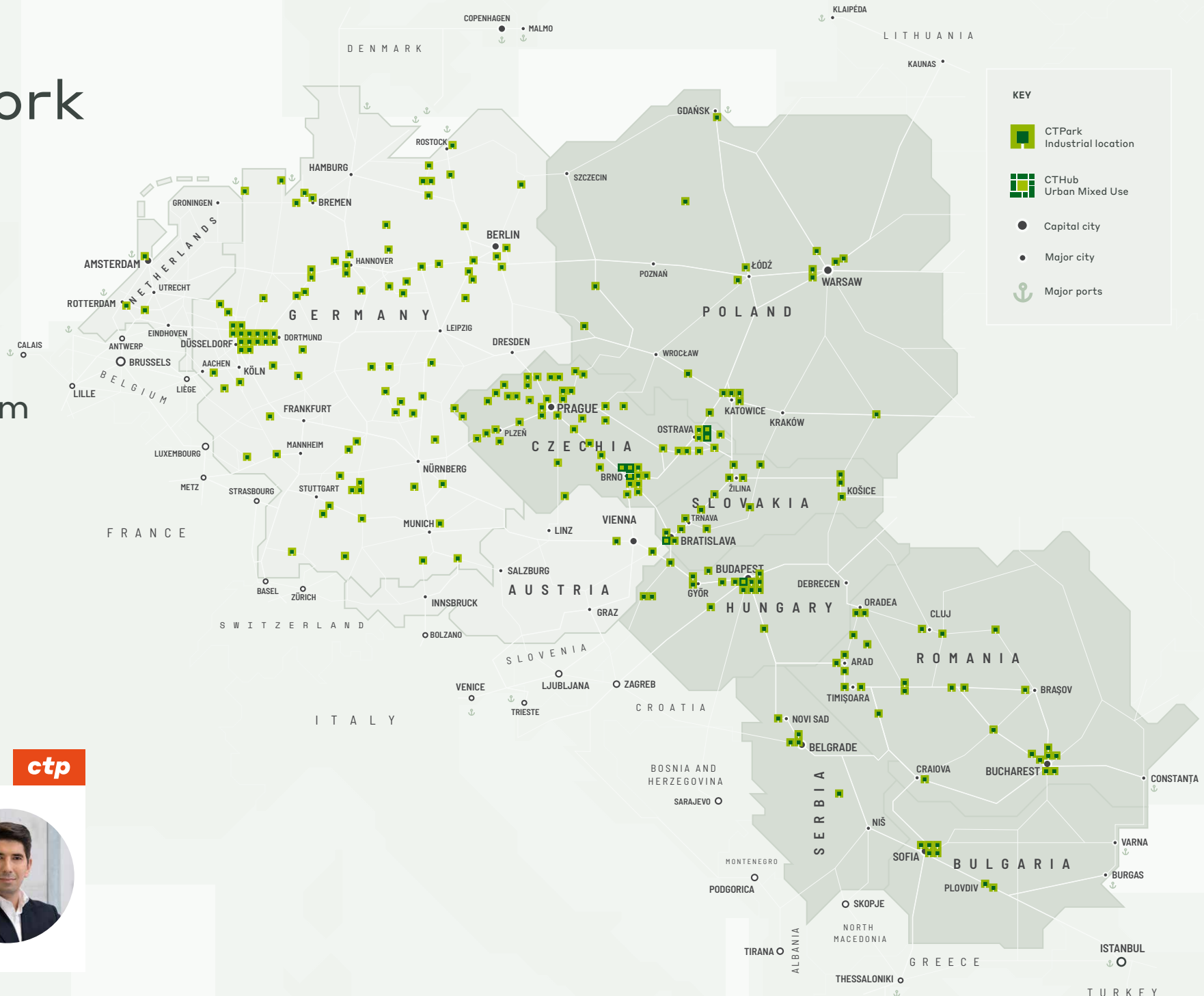
>1,000 clients

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