



ctp



Bratislava



SK



REGIONAL BENEFITS

Thriving Automotive Ecosystem

Nestled in Devínska Nová Ves, a district of Bratislava, CTPark Bratislava enjoys a strategic position at the crossroads of Slovakia, Austria, Hungary, and the Czech Republic. The park offers over 140,000 sqm of A-class warehouse and production space tailored to the diverse needs of companies, especially those engaged in distribution, logistics, production, and assembly. Its proximity to the Volkswagen automotive plant makes it a pivotal hub for industries operating in the automotive sector, fostering a symbiotic business ecosystem. Additionally, supported by a skilled talent pool from 12 universities, this area is a fertile ground for businesses seeking specialized expertise.

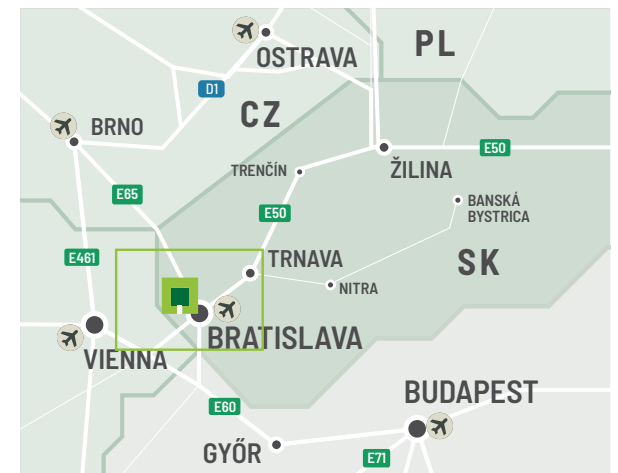
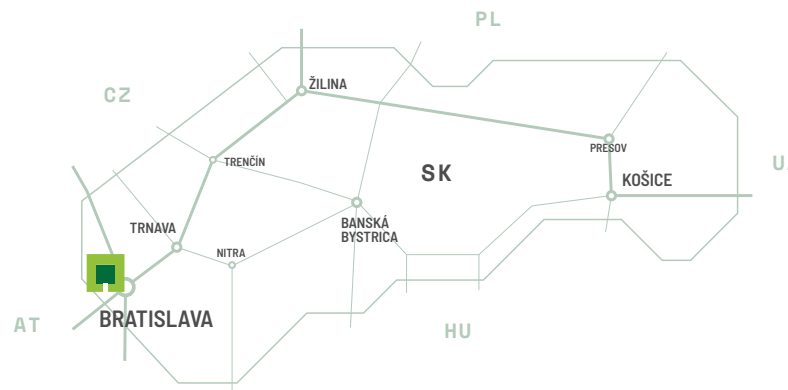
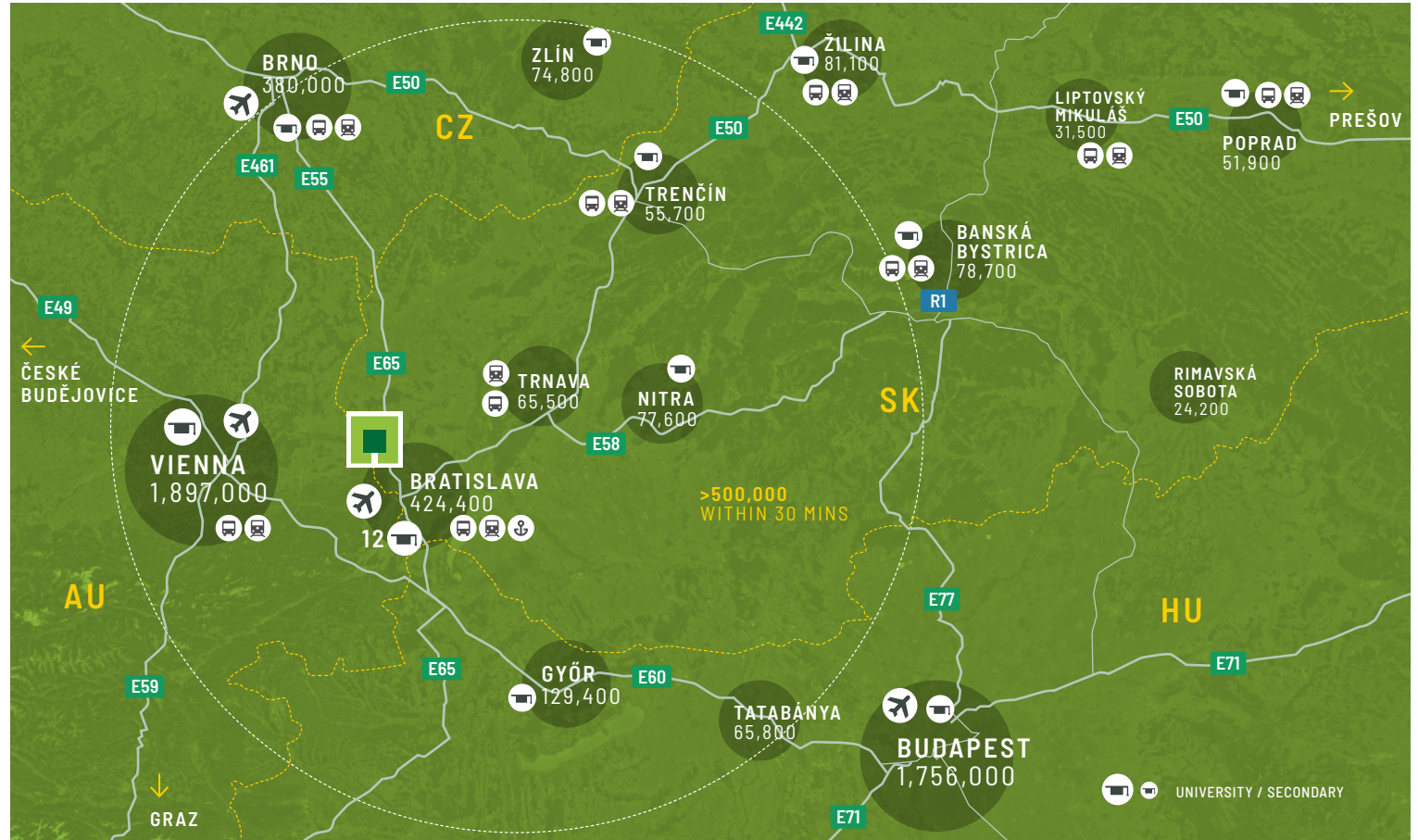
Key benefits of the area:

- ▶ Volkswagen automotive plant adjacent to the park
- ▶ The best location within the D2 highway sub-market
- ▶ On the border of Slovakia, the Czech Republic, Austria, and Hungary
- ▶ 730,000 inhabitants in the Bratislava Region
- ▶ Highly complex economic area
- ▶ A highly educated population, with 12 universities offering a skilled talent pool

 HIGHWAY D2 4 KM	 BRATISLAVA 26 KM
 BRATISLAVA AIRPORT 23 KM	 TRAIN STATION 1,2 KM

MAJOR CITIES

Trnava	73 km	1h 00min
Vienna	93 km	1h 00min
Győr	93 km	1h 10min
Brno	123 km	1h 30min
Budapest	214 km	2h 15min



LOCAL ACCESS

Best location within the D2 sub-market

CTPark Bratislava boasts exceptional connectivity, strategically positioned with direct access to the D2/E65 highway, adjacent to a railway, and in close proximity to a bustling cargo port, as well as the international airports in both Bratislava and Vienna. This prime location facilitates seamless transportation and trade, establishing it as a highly sought-after hub for businesses seeking optimal logistical advantages.

PARK FEATURES

- ▶ Best spot on D2 highway sub-market
- ▶ On-site park management team
- ▶ Public transport stop within 10 minutes walking distance
- ▶ Solar panels installed with green electric energy available to CTP clients

- ▶ Biodiversity infrastructure with green roof, green wall and beehives
- ▶ Elegant natural landscaping
- ▶ Railway adjacent to the park
- ▶ Street workout
- ▶ Gatehouse



Maximizing efficiency



AVAILABILITY & DELIVERY

BRA16 **9,332 sqm** **available**

KEY PARK DATA

CTPark Bratislava

AVAILABLE NOW

9,332 sqm

DEVELOPMENT OPPORTUNITY

28,000 sqm

BUILT-UP AREA

130,000 sqm

TOTAL AREA

26.28 ha

NEARBY INVESTORS

Schnellecke

Slomatec

Duvenbeck

SMP

Benteler

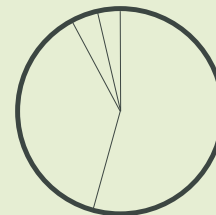
INDUSTRIES IN THE PARK

54% Automotive

38% 3PL

4% Retail Trade

4% Manufacturing



WATER RECYCLING



LANDSCAPED AREAS



STREET WORKOUT



RESTAURANT 1.7 KM



SHOPPING MALL 7 KM



5 KM





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm
GLA

SPACE FOR YOU TO GROW

23.4 million sqm
landbank

LONG TERM PARTNER

>1,000 clients



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CONTACT ME

