

ctp

# Bucharest Chitila



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REGIONAL BENEFITS

# Unlocking Regional Advantages for Businesses

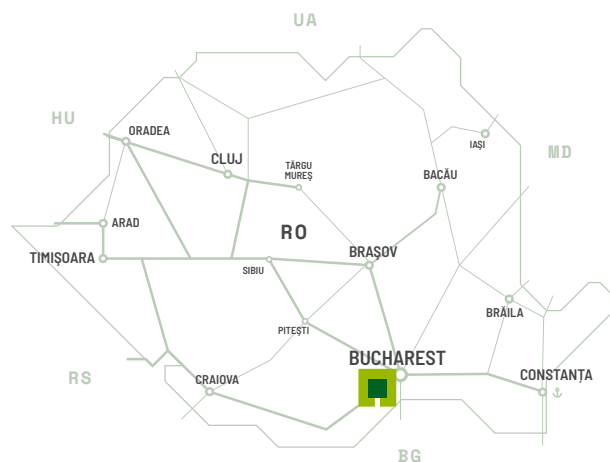
CTPark Bucharest Chitila offers significant regional benefits for businesses. Its strategic location near Bucharest provides easy access to a large consumer market and a skilled workforce. The park's excellent transport connectivity, including major road networks and an international airport nearby, ensures efficient movement of goods and materials. Moreover, government support, access to utilities, and proximity to local suppliers enhance operational efficiency. As part of the CTPark network, it fosters networking opportunities and collaboration with other businesses. CTPark's advantageous position creates favorable conditions for market expansion and increased competitiveness within Romania and beyond.



- RING ROAD A0 20 KM
- BUCHAREST CENTRE CITY 40 MIN
- BUCHAREST 15 KM
- BUS STATION 350 M

MAJOR CITIES

|           |          |           |
|-----------|----------|-----------|
| Constanta | 249 km   | 3h 06min  |
| Sofia     | 411 km   | 6h 10min  |
| Istanbul  | 651 km   | 9h 00min  |
| Budapest  | 830 km   | 9h 19min  |
| Zagreb    | 986 km   | 11h 26min |
| Athens    | 1 207 km | 14h 05min |



## LOCAL ACCESS

# Prime Location and Excellent Infrastructure for Industrial Success

CTPark Bucharest Chitila is strategically positioned on the belt ring road in the north-west of Bucharest. The industrial park enjoys exceptional connectivity, being only 7 km away from the A1 highway and 12 km from the national road DN1. Additionally, it is conveniently situated just 16 km from Henry Coanda International Airport and within proximity to CTPark Bucharest and CTPark Bucharest West, two properties already owned by CTP near Bucharest.

The advantageous location and excellent local infrastructure make CTPark Bucharest Chitila an ideal choice for warehousing in Romania. Its strategic positioning presents tremendous potential for further development, cementing its status as one of the best locations for industrial operations in the region.

## PARK FEATURES

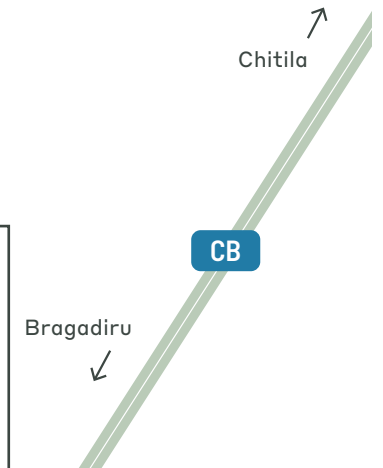
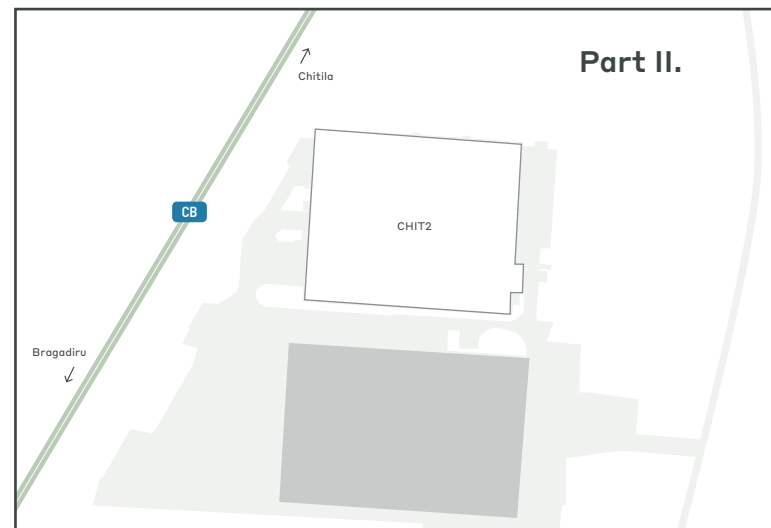
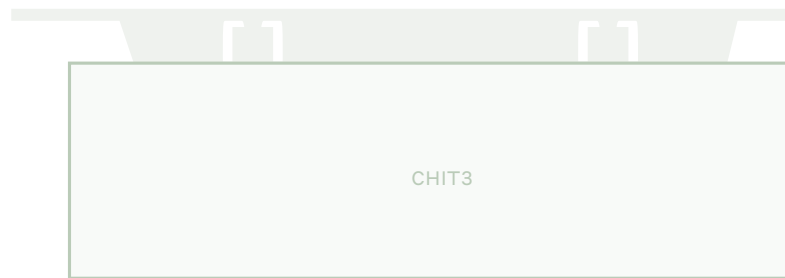
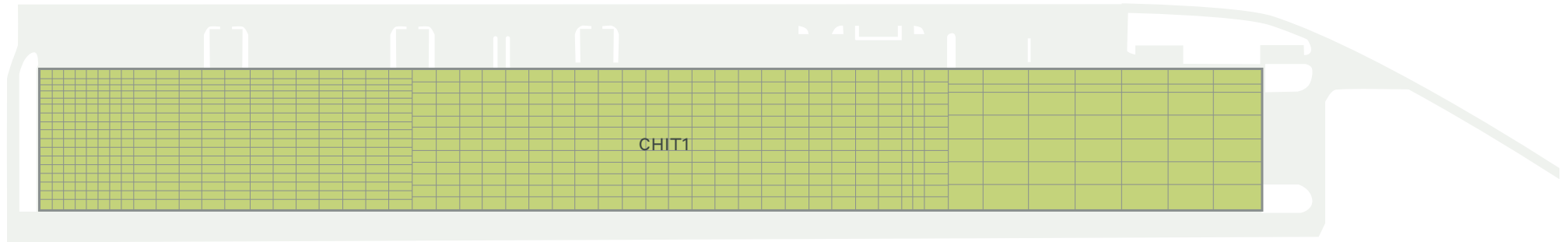
- ▶ Solar power planned
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Restaurant 1 km away



# Strategically Designed Industrial Excellence

- Built available
- Planned
- Built occupied

Part I.



AVAILABILITY & DELIVERY

|       |            |         |
|-------|------------|---------|
| CHIT3 | 25,935 sqm | planned |
| CHIT1 | 4,111 sqm  | built   |

KEY PARK DATA

# CTPark Bucharest Chitila

AVAILABLE NOW

**4,111 sqm**

DEVELOPMENT OPPORTUNITY

**25,935 sqm**

BUILT-UP AREA

**59,458 sqm**

TOTAL AREA

**20.54 ha**

PARK & NEARBY INVESTORS

Vrancart

EUROEST

MEDIPLUS

Europharm

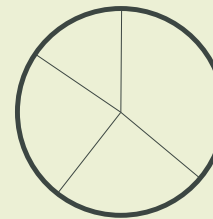
INDUSTRIES IN THE PARK

36% Wholesale Trade

24% 3PL

24% Other

16% Manufacturing



LANDSCAPED  
AREAS



WATER  
RECYCLING



ELECTRIC  
CHARGERS



RESTAURANT 1 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

