

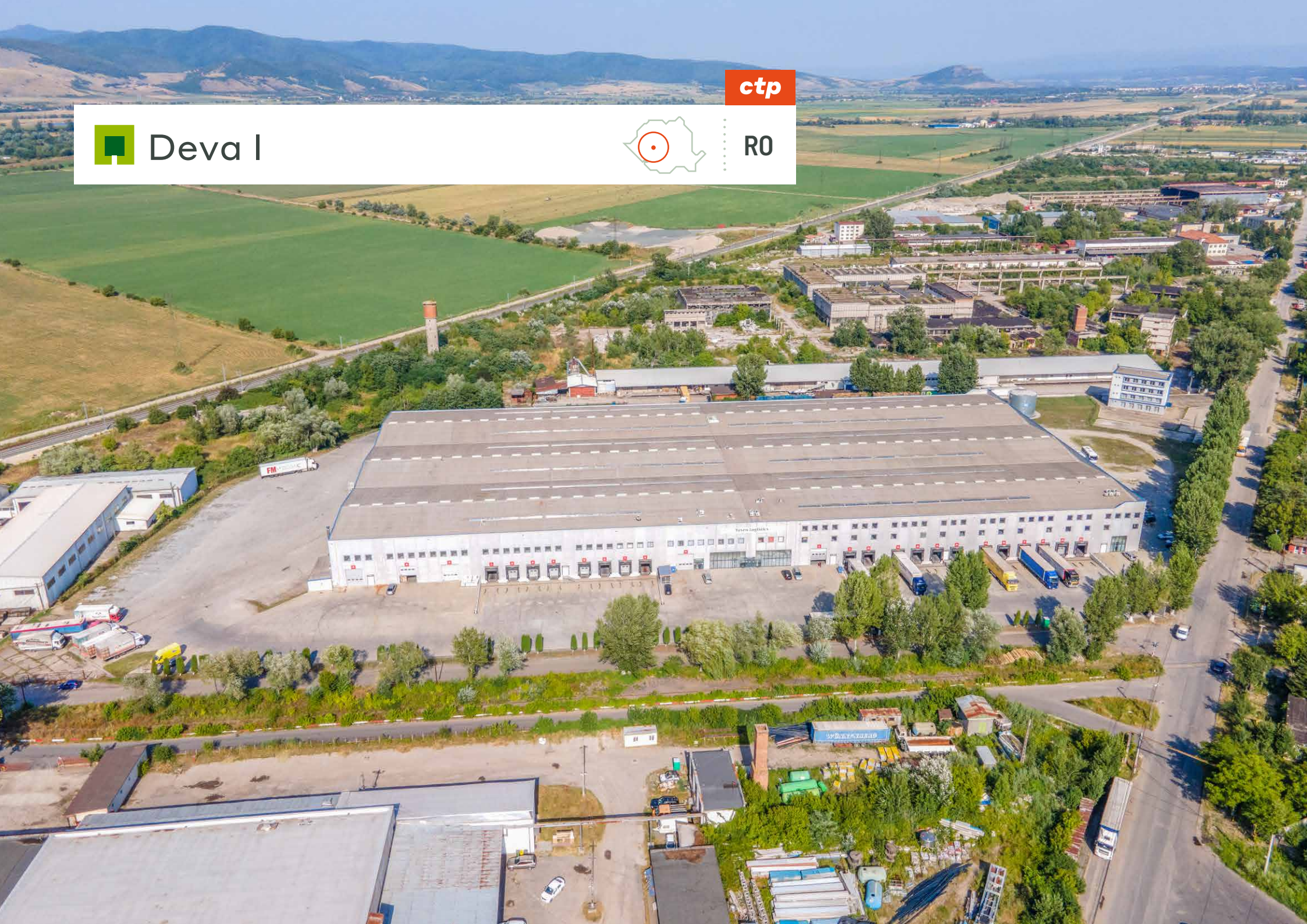
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Deva I



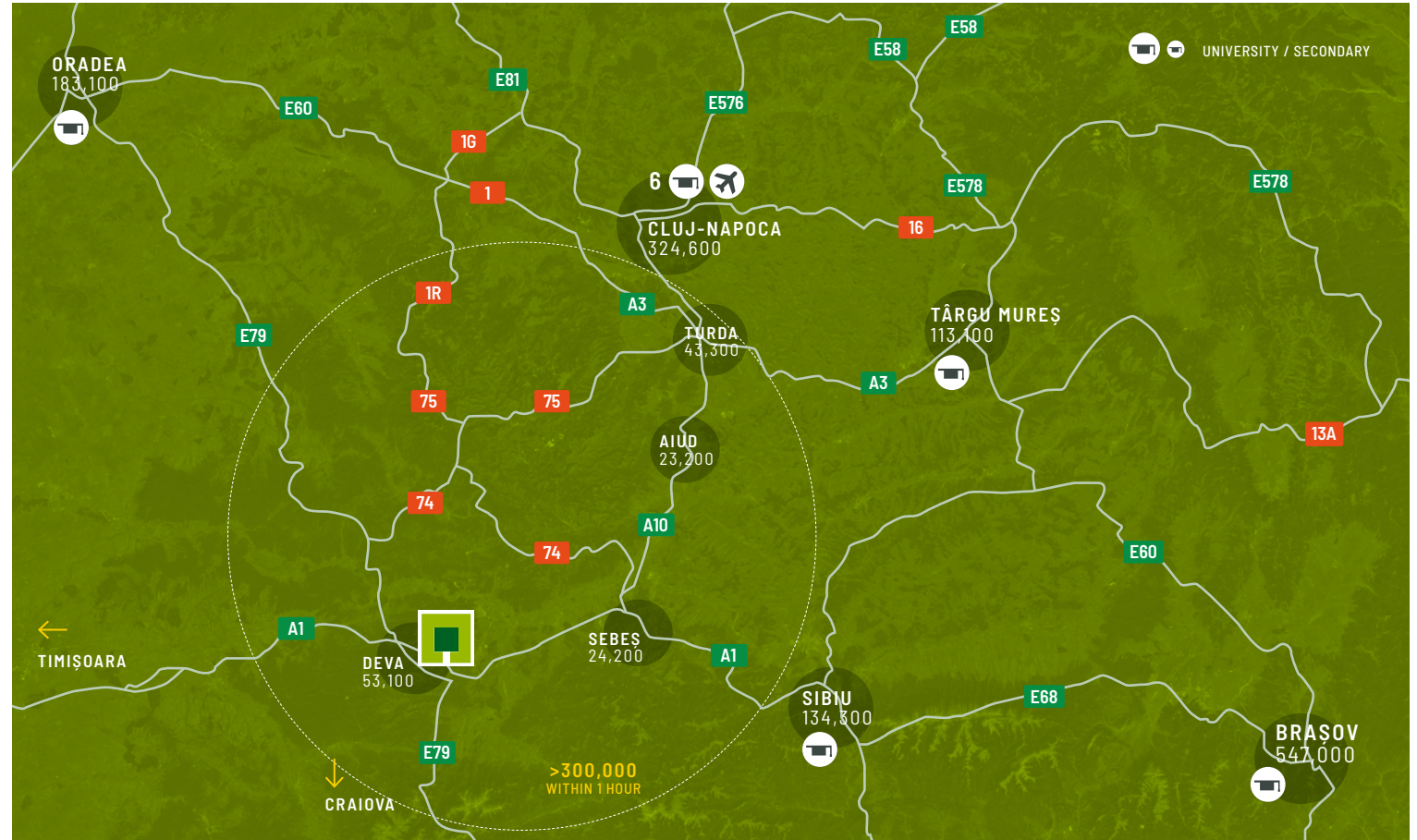
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REGIONAL BENEFITS

Ideal Industrial Hub in Central Romania

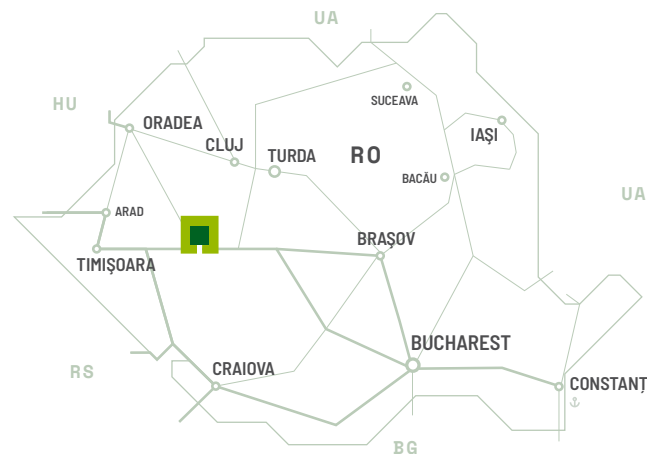
Deva, a city located in the historical region of Transylvania, and its surroundings such as Baciu have become a hub for major automotive and other high tech manufacturing businesses in recent years, with ever more of these firms looking to 'nearshore' manufacturing to secure their supply chains closer to where their customers are located. This follows the COVID pandemic and geopolitical tensions disrupting supply chains, as well as new EU regulations that are encouraging manufacturers to base in the region. Central and Eastern Europe (CEE) has become a hotspot for multinational manufacturers looking to locate in Europe, with the availability of skilled labour, growing economies and good connections to Western European markets all being key factors drawing companies to the region.



- A1 CONNECTION
- DEVA CITY CENTER 1.4 KM
- GAS STATION 1 KM
- BUS STATION 2 KM

MAJOR CITIES

Sibiu	124 km	1h 19min
Turda	136 km	1h 30min
Timișoara	154 km	2h 00min
Cluj	169 km	2h 10min
Târgu Mureș	198 km	2h 05min
Braşov	264 km	3h 20min



LOCAL ACCESS

In city location, perfect for distribution and manufacturing

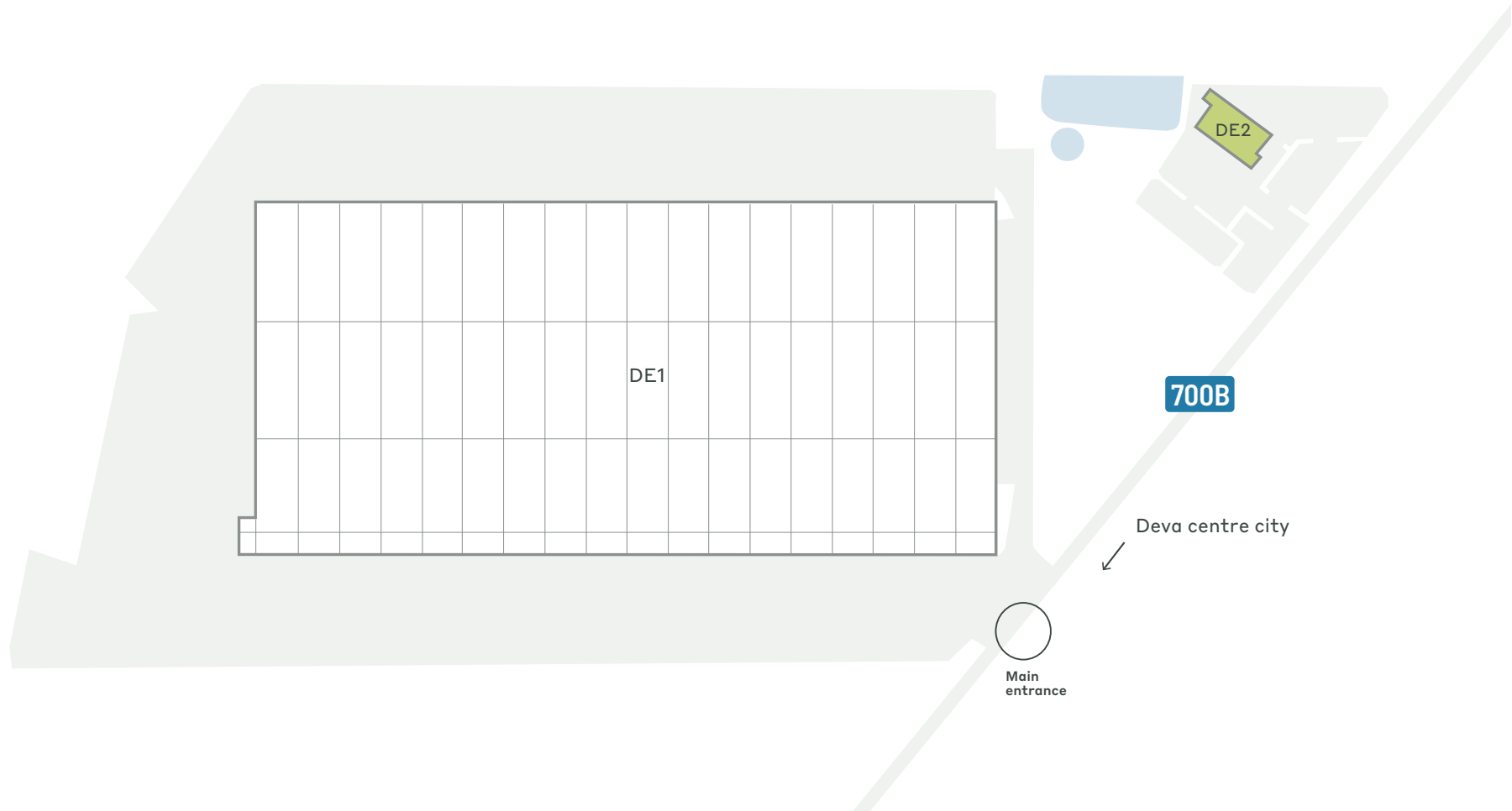
CTPark Deva I is located strategically in the center of Romania. Its location is ideal for central distribution centers and as well for manufacturing purposes. CTPark Deva I benefits of public transportation and great access to A1 Highway Sibiu-Deva.

- ▶ Connection to A1 Highway
- ▶ Ideal for manufacturing and logistics
- ▶ Prime location 2 km from city centre
- ▶ Cross-dock availability
- ▶ High skilled labour availability
- ▶ Daimler plant – 24 km, Orastie



Hub for automotive, commerce and power industries

- Built available
- Planned
- Built occupied



AVAILABILITY & DELIVERY

DE2 **844 sqm** **available**

KEY PARK DATA

CTPark Deva I

AVAILABLE NOW

11,331 sqm

DEVELOPMENT OPPORTUNITY

0 sqm

BUILT-UP AREA

19,700 sqm

TOTAL AREA

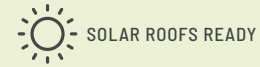
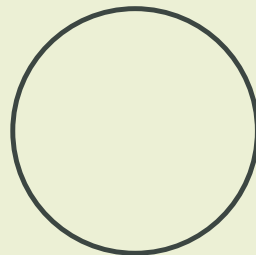
4.31 ha

PARK & NEARBY INVESTORS

Yusen Logistics

INDUSTRIES IN THE PARK

100% 3PL



SOLAR ROOFS READY



WATER RECYCLING



LANDSCAPED AREAS



BUS STATION
2 KM



RESTAURANT
LESS THAN 1.5 KM



HOTEL
LESS THAN 2 KM



ELECTRIC CHARGERS PLANNED



GAS STATION 1 KM



IN CITY LOCATION





WHERE YOU NEED TO BE

10 countries

TRACK RECORD  SUCCESS

11.2 million sqm
GLA

SPACE FOR YOU TO GROW

20.7 million sqm
landbank

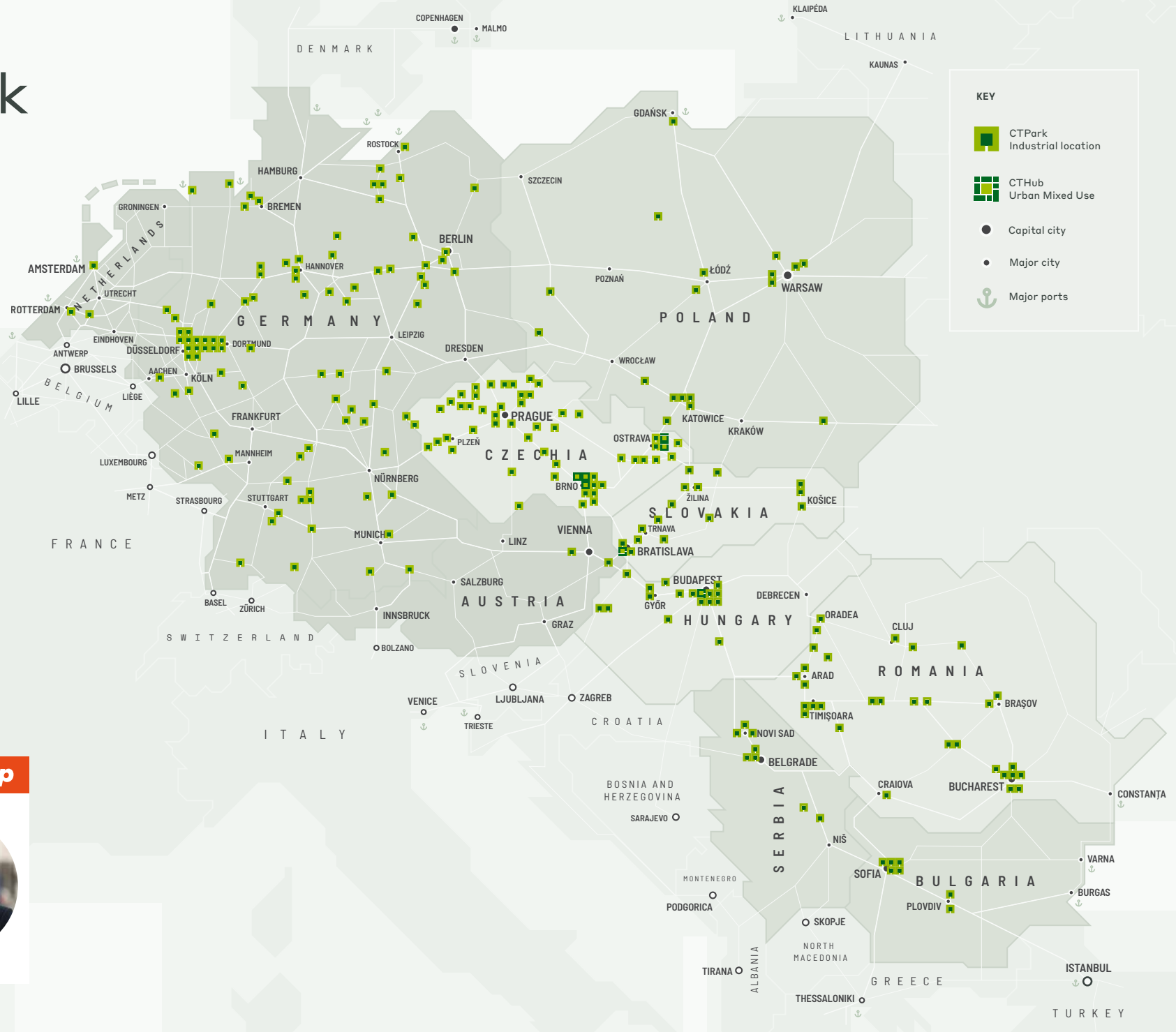
LONG-TERM PARTNER

>1,000 clients



Aurel Cistea
Business Development
Manager Transylvania,
Romania

+40 799 881 188
aurel.cirstea@ctp.eu
ctp.eu



CONTACT ME