

 Sibiu



ctp

R0



## REGIONAL BENEFITS

# Unlocking Opportunities for Success

CTPark Sibiu offers numerous advantages for businesses and industries. Its strategic location in the heart of Romania provides easy access to both domestic and European markets. The city benefits from excellent transport connectivity, skilled workforce, and an established industrial cluster, fostering collaboration and resource-sharing. The Romanian government's support, access to utilities, and proximity to suppliers further enhance the park's appeal. Additionally, Sibiu's academic and research institutions promote innovation, while its high quality of life and cultural attractions attract skilled professionals and investors to the region. Overall, Sibiu is a promising location for an industrial park, providing a solid foundation for industrial success and growth.

- ▶ Modern airport with direct flights to various cities
- ▶ Nearby strong technical university



NEAR A1  
HIGHWAY



SIBIU CENTRE  
CITY 16 KM



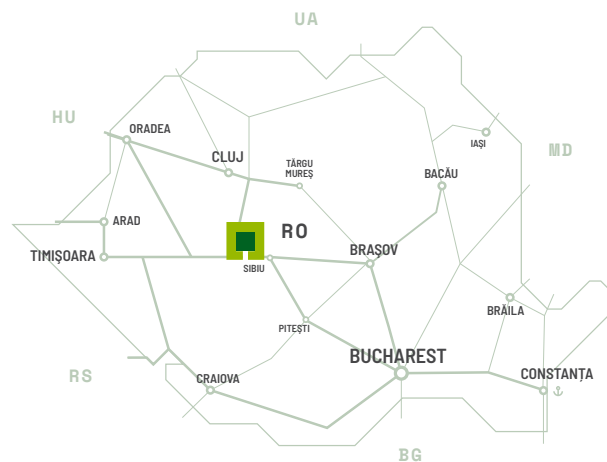
SIBIU INT.  
AIRPORT 2 KM



BUS STATION 200 M

## MAJOR CITIES

Sibiu Int. Airport	2,4 km	0h 06min
Sibiu Centre City	7 km	0h 13min
Bucharest	290 km	4h 24min
Timișoara	265 km	2h 53min
Sofia	487 km	8h 02min
Budapest	555 km	5h 38min



## LOCAL ACCESS

# An Ideal Industrial Hub at the Crossroads of Europe

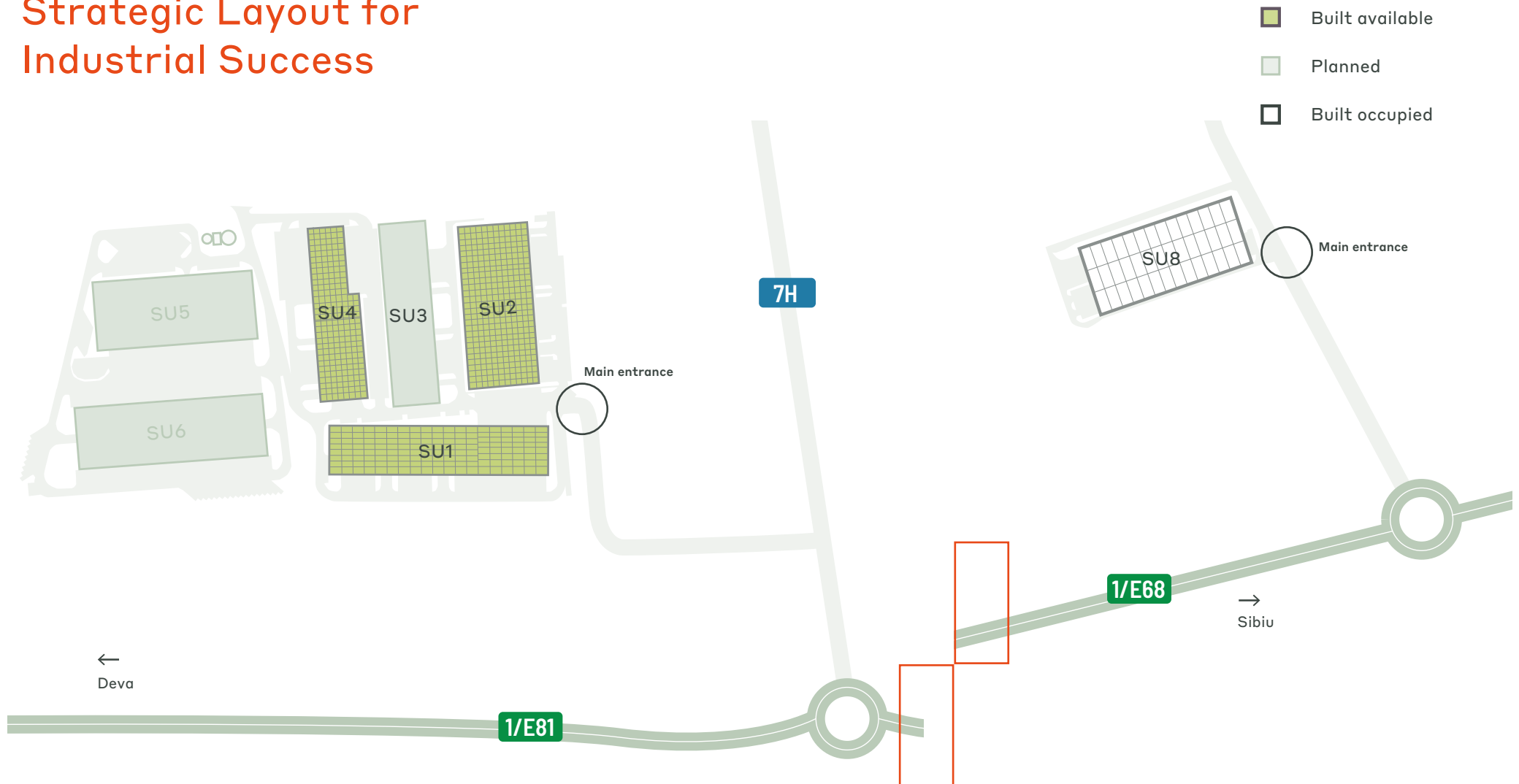
CTPark Sibiu, strategically positioned between Bucharest (267 km) and the Hungarian border (268 km), lies in an area with a rich industrial heritage in Romania. The city of Sibiu is home to 148,000 inhabitants, with 40% employed in industrial activities. The park enjoys close proximity to two major European routes, E68 and E81, and is conveniently located off the A1 motorway, linking Sibiu to the Hungarian border. The region's multilingual nature makes CTPark Sibiu an ideal choice for companies engaged in light manufacturing, logistics, as well as office and R&D operations.

## PARK FEATURES

- ▶ Solar power planned
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Gas station 900 m away



## Strategic Layout for Industrial Success



### AVAILABILITY & DELIVERY

SU3	10,820 sqm	under const.
SU4	9,000 sqm	under const.
SU1	635 sqm	built



# KEY PARK DATA

## CTPark Sibiu

### AVAILABLE NOW

635 sqm

### DEVELOPMENT OPPORTUNITY

19,820 sqm

### BUILT-UP AREA

24,909 sqm

### TOTAL AREA

11.54 ha

### PARK & NEARBY INVESTORS

Grupo Antolin

ALTEX

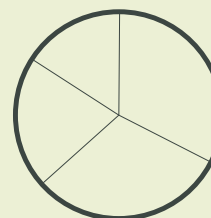
Van Moer Logistics

Continental

Marquardt

### INDUSTRIES IN THE PARK

- 32% Automotive
- 31% Retail Trade
- 21% 3PL
- 16% Manufacturing



WATER  
RECYCLING



LANDSCAPED  
AREAS



ACCOMODATION  
3 KM



900 M



# CTPARK Network

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

**ctp**



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