

 Žilina Airport

ctp



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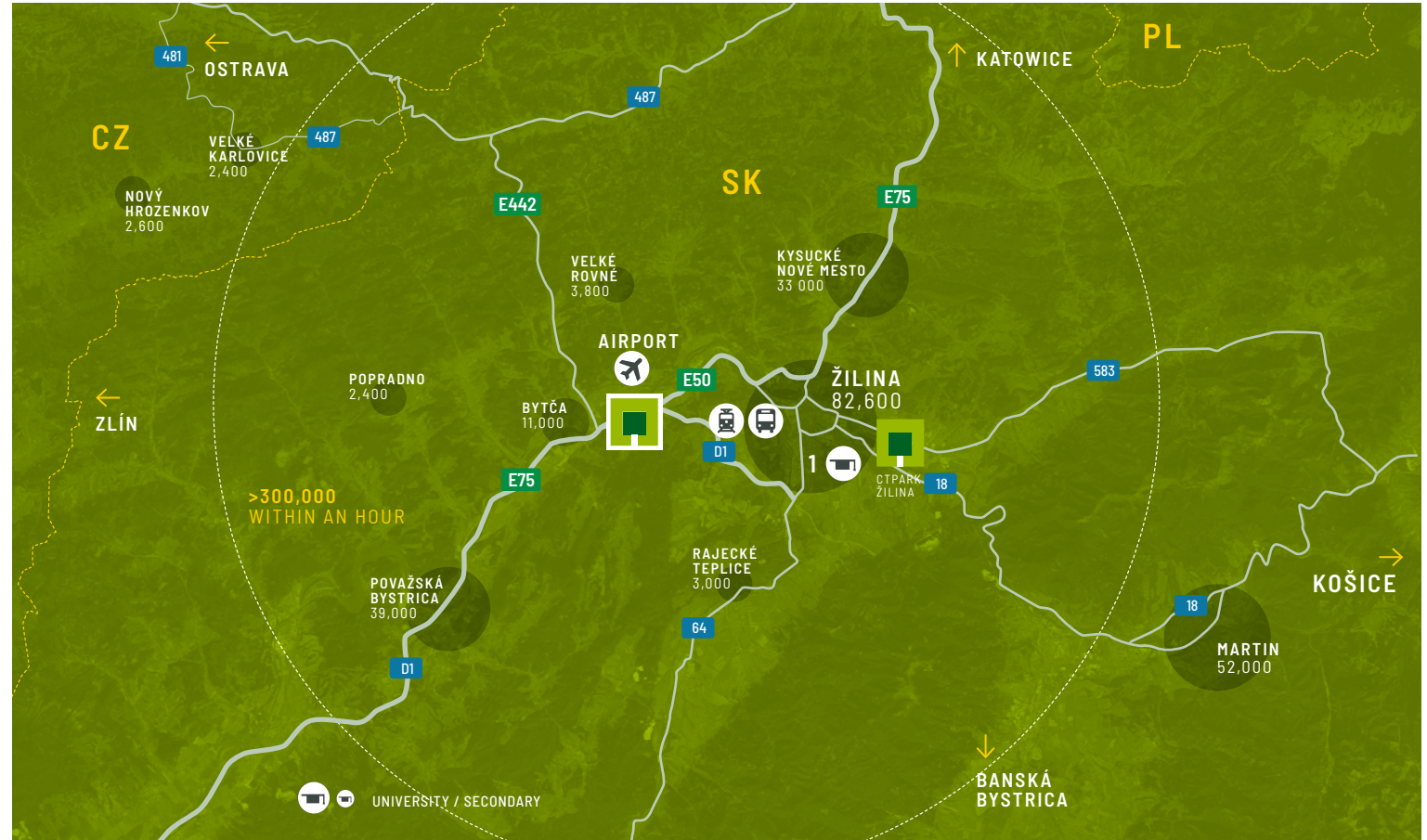
REGIONAL BENEFITS

Slovakia's Automotive & High-tech Hub

CTPark Žilina Airport is situated right in the heart of one of Slovakia's main automotive and high-tech clusters. Kia Motors is located in Žilina, VW plants are just 30 km away in Martin, along with several other OEMs in the area. The park is strategically located on the E50/D1 motorway, with excellent access to the Czech Republic (40 km) and Poland (50 km).

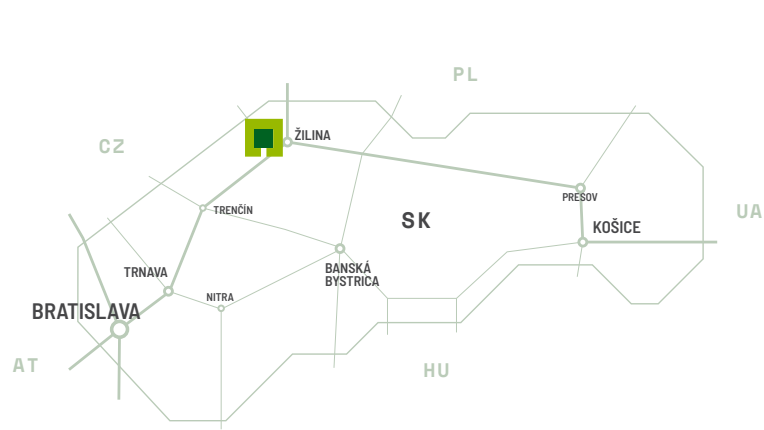
Key benefits of the area:

- ▶ Žilina is part of an established automotive and high-tech cluster, with the KIA Motors plant adjacent to the park
- ▶ Approximately 690,000 inhabitants in the Žilina Region
- ▶ Region representing a complex economic area, encompassing multiple industries
- ▶ Availability of deep commodity resources
- ▶ The University of Žilina nearby - availability of qualified workforce
- ▶ Competitive labor costs
- ▶ Expansion opportunities in the park



MAJOR CITIES

Ostrava	96 km	1h 30min
Kraków	180 km	3h 30min
Bratislava	190 km	2h 00min
Brno	200 km	2h 30min
Budapest	320 km	4h 00min



LOCAL ACCESS

Perfect Location for Logistics & Distribution

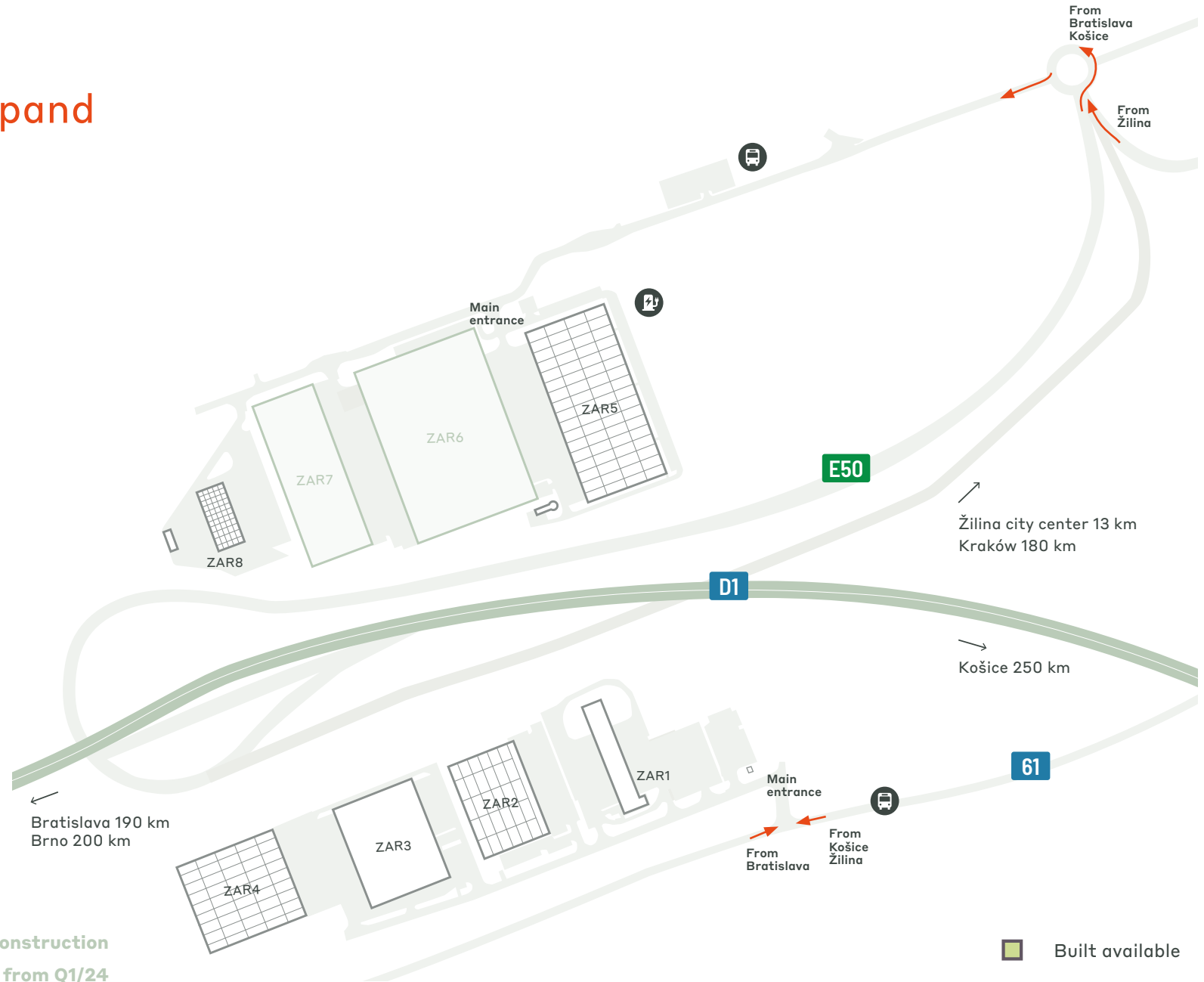
Žilina serves as a significant international road and rail junction, making it a pivotal transportation hub. CTPark Žilina Airport is conveniently situated just off the E50/D1 motorways, providing easy access to neighboring markets Czechia and Poland, as well as to other regions within Slovakia. The park enjoys excellent visibility from the motorway. The park is connected with the city of Žilina with public transportation.

PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Public transportation within walking distance



The Place to Expand Business



AVAILABILITY & DELIVERY

ZAR6 19,900 sqm under construction
available from Q1/24

ZAR7 15,000 sqm under construction
available from Q3/24

- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Žilina Airport

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

105,000 sqm

BUILT-UP AREA

63,000 sqm

TOTAL AREA

32.47 ha

NEARBY INVESTORS

KIA Motors

Schaeffler

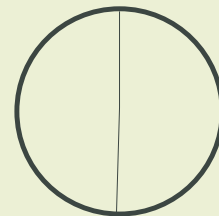
Mondi SCP

Panasonic Industrial Devices

INDUSTRIES IN THE PARK

49% 3PL

51% Wholesale Trade



ELECTRIC CHARGERS



WATER RECYCLING



LANDSCAPED AREAS





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

