

ctp



Sofia East



BG



REGIONAL BENEFITS

Regional hub for South-east Europe and beyond

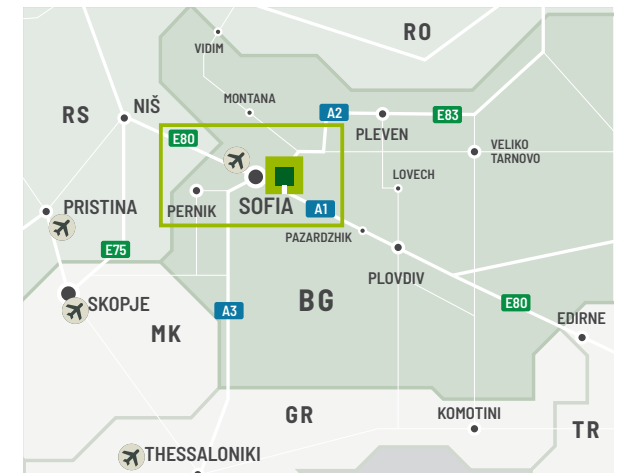
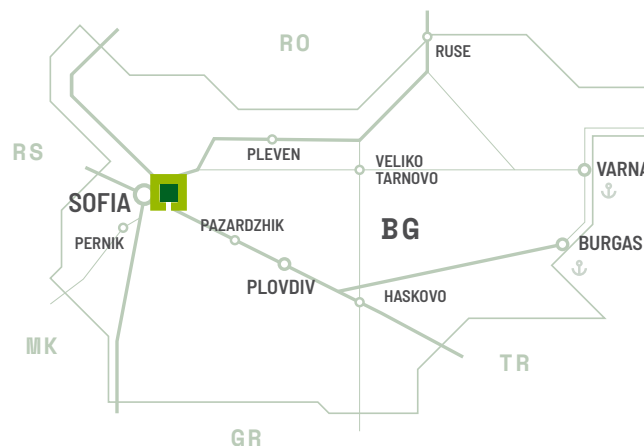
Sofia (capital) is the biggest economy in the country. About 39% of Bulgaria's GDP is produced in Sofia. Sofia also attracts about half of the total investment in the country. City offers the most diversified and active labor market with combination of high skilled workforce, foreign languages proficiency and efficient cost of labor. Education wise, Sofia offers the greatest number of schools of all types and educational levels. As for higher education establishments, 23 of all 51 accredited universities in the country are in Sofia. Apart from an educated work force, Sofia also has the best infrastructure connectivity to offer. The city is one of the main railway hubs in the country. It is interconnected with three European transport corridors and the starting point of several motorways that connect the capital with the Black Sea coast, Turkey, Greece and Serbia. Sofia also accommodates the busiest international airport in Bulgaria, with two passenger and cargo terminals. The total capacity of the cargo terminals is 20 000 tons annually, and that of the passenger terminals is 4.6 m. passengers annually.



MAJOR CITIES

Thesaloniki	316 km	3.5 hrs
Bucharest	375 km	5 hrs
Burgas	393 km	3.5 hrs
Varna	429 km	4.5hrs
Belgrade	405 km	4.5 hrs
Istanbul	563 km	6.0 hrs

- RING ROAD 1 KM
- SOFIA 11 KM
- SOFIA CITY CENTER 13.5 KM
- BUS STATION 1,4 KM



LOCAL ACCESS

Value-ad location for logistics

CTPark Sofia tenants benefit from its convenient location for logistics - direct connection to four highways and only 20 minutes from Sofia International Airport and city center.

PARK FEATURES

- ▶ Land available for future development - built-to-suit
- ▶ Direct access and high visibility from and to the Ring Road
- ▶ Connection with A1, A2, A3 and A6 Highways to Central Bulgaria, Black Sea, Macedonia and Serbia
- ▶ Retail park, restaurant and gas station nearby

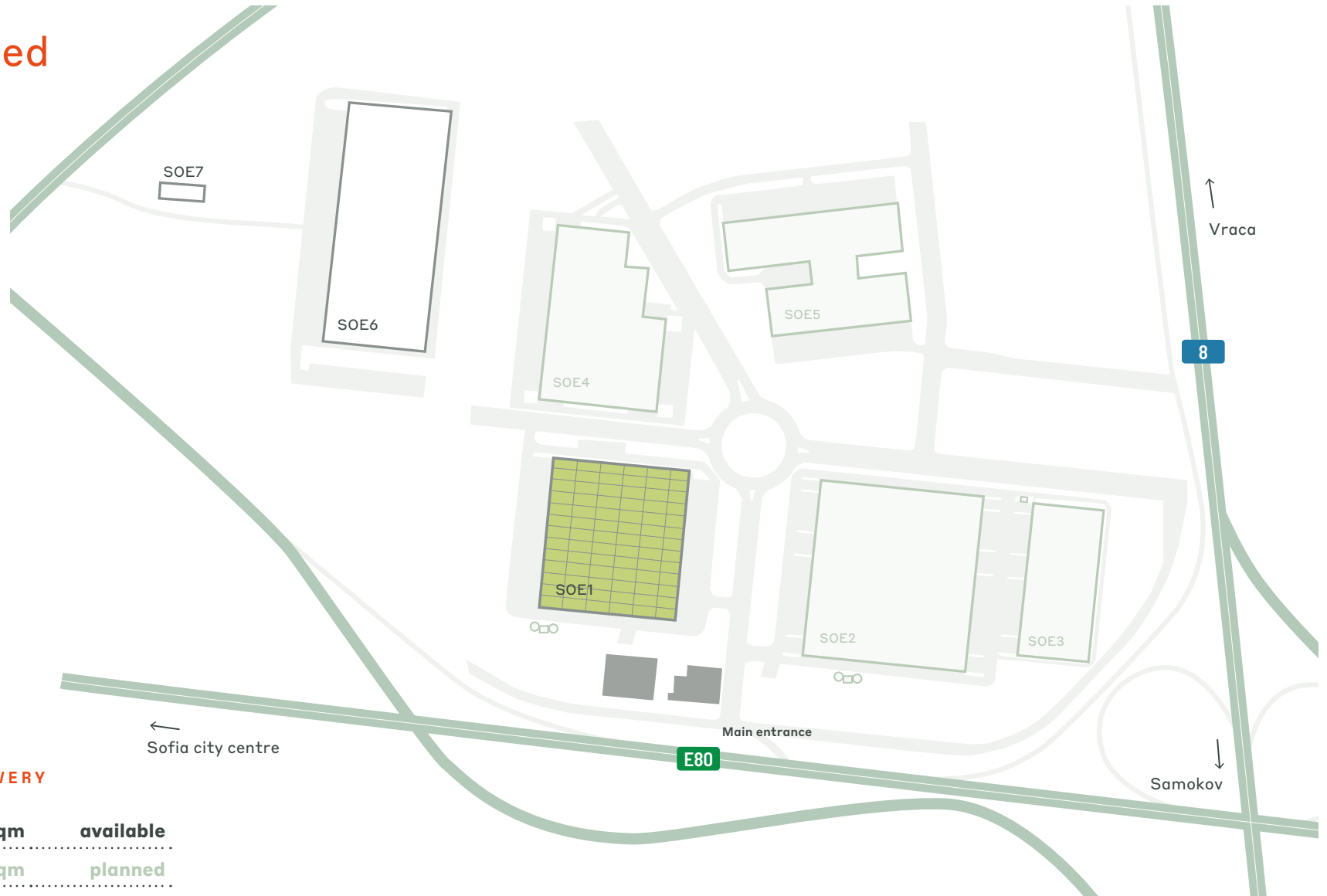


Masterplanned for business efficiency

- Built available
- Planned
- Built occupied

AVAILABILITY & DELIVERY

SOE1	26,000 sqm	available
SOE2	34,000 sqm	planned
SOE3	13,000sqm	planned
SOE4	22,000 sqm	planned
SOE5	20,000 sqm	planned
SOE6+SOE7	35,000 sqm	occupied



KEY PARK DATA

CTPark Sofia East

AVAILABLE NOW

18,000 sqm

DEVELOPMENT OPPORTUNITY

115,000 sqm

BUILT-UP AREA

26,000 sqm

TOTAL AREA

28.47 ha

PARK & NEARBY INVESTORS

Orbico

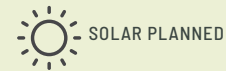
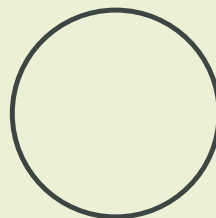
Quehenberger

Delivery Solutions

Jumbo Plaza

INDUSTRIES IN THE PARK

100% Services



SOLAR PLANNED



HOTEL 4.5 KM



LANDSCAPED
AREAS



RING ROAD 1 KM



RESTAURANT



RETAIL PARK 1.5 KM



ELECTRIC
CHARGERS



BUS STATION 1,5 KM



GAS STATION 2 KM





WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

12.0 million sqm
GLA

SPACE FOR YOU TO GROW

23.1 million sqm
landbank

LONG TERM PARTNER

>1,000+ clients



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CONTACT ME

