



CTPark Sofia East

Park Address:

Botevgradsko shose Blvd.,
Sofia
Bulgaria
42°42'36.1"N 23°26'35.2"E



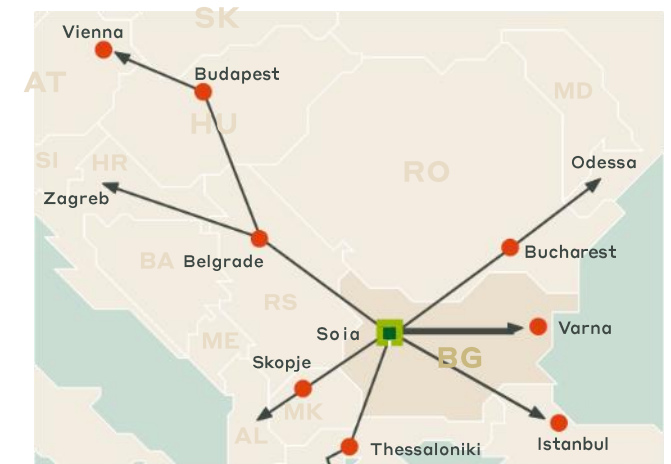
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DISTANCES

Bucharest	385 km
Belgrade	392 km
Skopje	270 km
Thessaloniki	292 km
Istanbul	550 km



About 43 % of country's economy is concentrated in the capital, Sofia, with app. 1.5 million of inhabitants producing the highest GDP. Sofia offers the most diversified and active labor market of high skilled employees predominantly in the age groups of between 30-39 and 40-49 years old. Education wise, Sofia has the greatest number of schools of all types and there is a significant increase in the recent years of employees having higher education – with over 90,000 students and 19,000 graduates per year.

Sofia also takes advantage of the most developed infrastructure and connectivity, being the main railway hub in the country and assuring the interconnection of three pan-European transport corridors to serve European and Central-Asian markets. In addition, the capital accommodates Bulgaria's busiest international airport with two terminals. For the year 2020, serviced cargo is app. 23 000 tons and serviced passengers - app. 3.0 m.

Sofia - Center of South-Eastern Europe





Value-add Location for Logistics

CTPark Sofia East is communicatively located:

- ▶ close to Sofia International Airport (12 min by car),
- ▶ on one of the main city blvd. - Botevgradsko Shose (19 mins to the city center),
- ▶ with a direct access from and to the Ring Road, allowing for a fast connection to A2 Hemus Highway and A1 Trakia Highway to the Black sea coast of the country and Central Bulgaria,
- ▶ providing for a connection with and A3 Struma Highway to Greece and North Macedonia and A6 to Serbia and EU via the Northern Speedway.

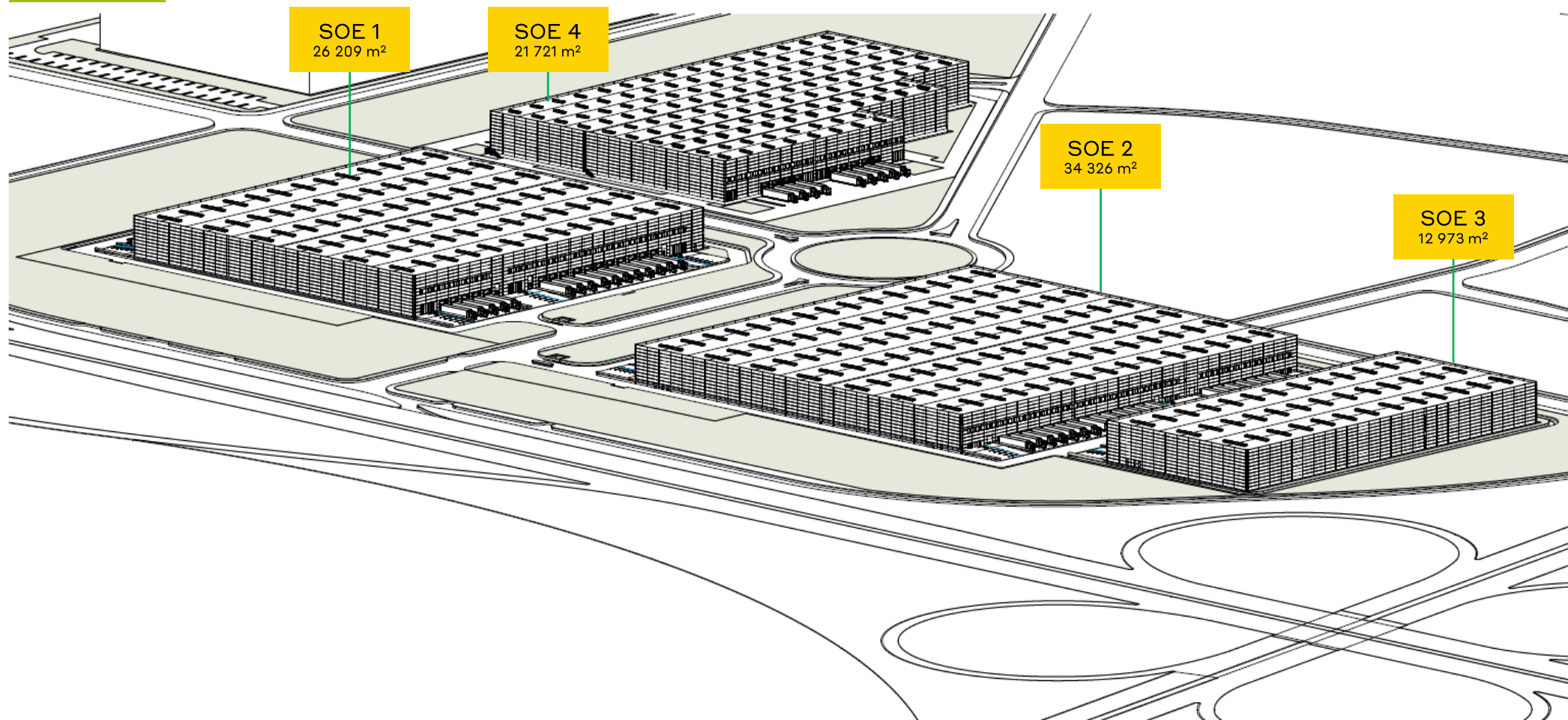
CITY ACCESS



ACCESS



SITEPLAN



Park advantages:

- Prime Location allowing for Supply Chain Efficiency of clients' business operations and Ease of commuting of the personnel on site
- Expansion Potential
- Full-service care Environment

Developer Advantages:

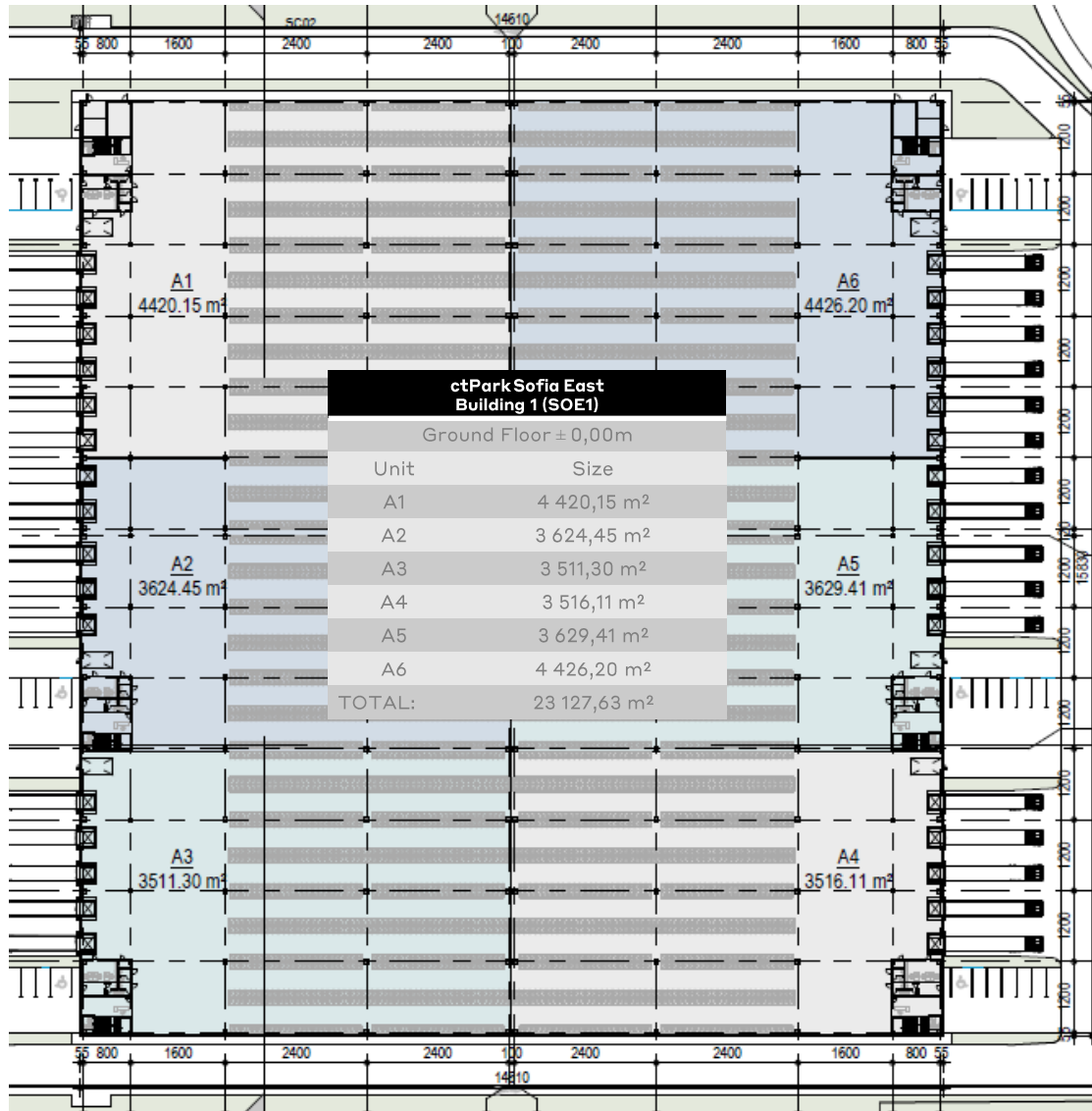
- Established European leader in the industrial and logistics real estate development
- Potential to grow with CTP to multiple locations within Bulgaria and Europe
- BREEAM-certified portfolio

City advantages:

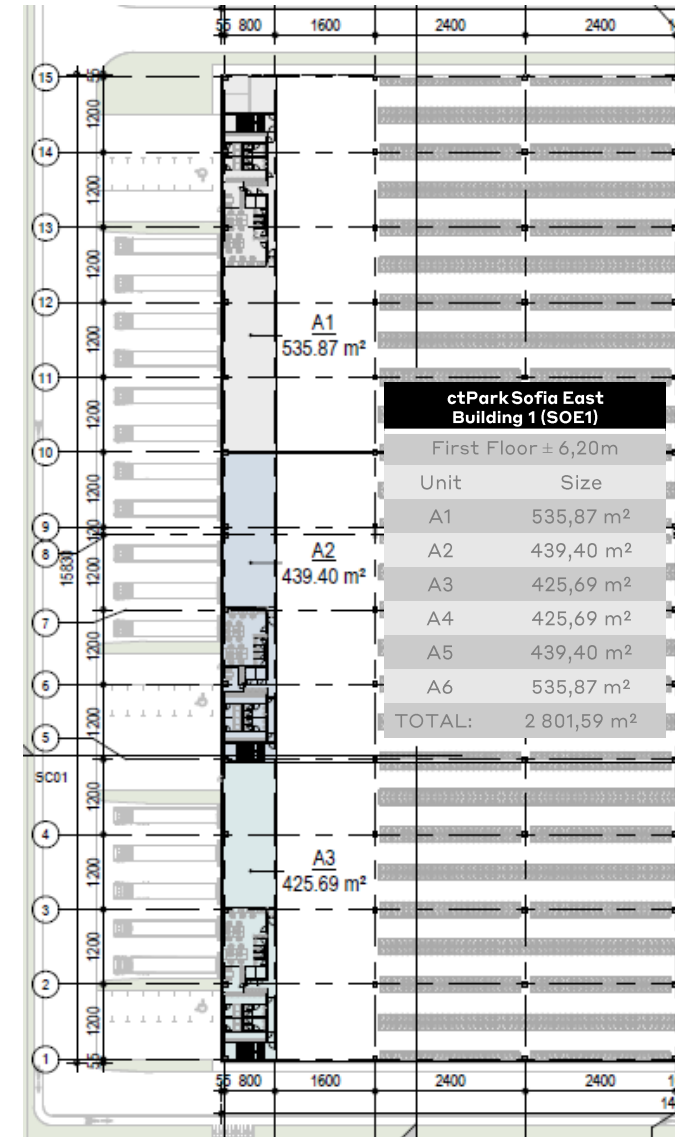
- Largest labor pool in the country
- Developed infrastructure
- Convenient public transport
- Variety of technical schools and universities

SINGLE UNIT

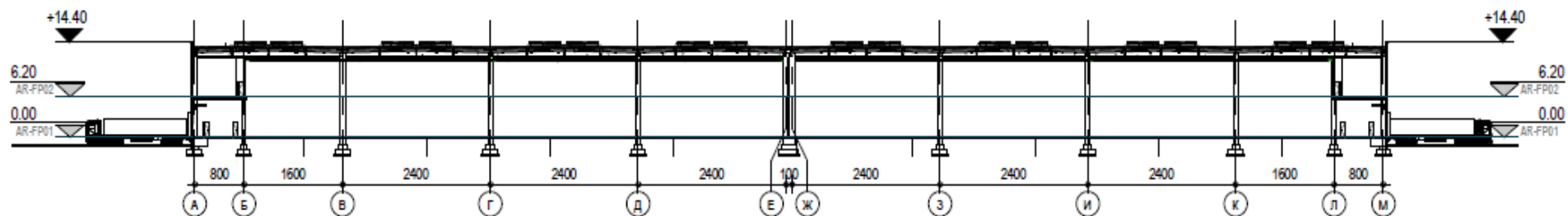
SOE 1: WAREHOUSE UNITS LAYOUT



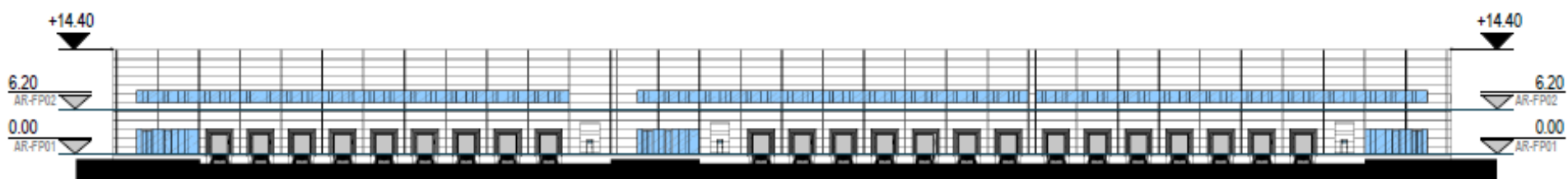
SOE 1: OFFICE UNITS LAYOUT



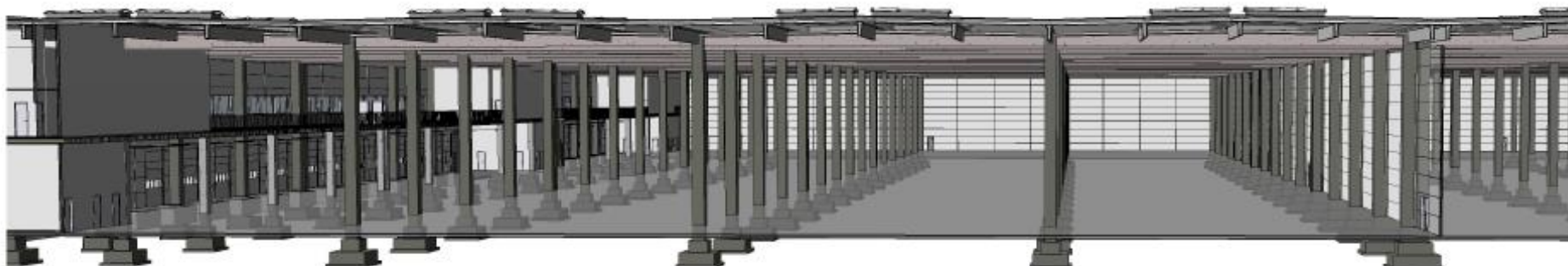
SECTIONS



SECTION 1-1



ELEVATION WEST



Exterior Technical Specifications

Intelligent engineering extends beyond the building walls. Smart landscaping, water retention technology, and solar-energy solutions ensure low environmental impact and a workplace where employees can thrive.

Roof

→ Tenants benefit from secure, low-maintenance insulation that is 100% waterproof and UV-resistant. All new roofs are built 'solar-ready' with a minimum of 10% skylight coverage. Ventilation flaps provide ample natural light and a source of sustainable energy.



Public transport & Access

→ Because each CTPark is an integral part of the local community, we work with authorities to provide dedicated bus stops and other public transit links, and we sometimes offer CTPark shuttle services where needed.

Landscaping

→ CTParks are landscaped with trees, shrubs, grass, and flowers, so employees enjoy a refreshing and productive work environment.

Fence, Gates & Pavement

→ Fences encircle the yard at a height of two metres. A gatehouse can be found at the entrance to the yard or site according to local conditions. Roads are primarily paved with asphalt and parking lots with industrial concrete.

Signage & Branding

→ All CTParks are well-signed to ensure visitors and suppliers can easily locate our tenants. Ample space is provided for tenant logos for high visibility and brand recognition.

Hydraulic DockLevelers

→ Large industrial sectional doors are equipped with motorized/hydraulic control and dynamic load capacity of 6,000 kilograms, with insulation between leveller and frame. Dock levellers reach a height of 1.15 metres above the loading yard at the initial position.

Outside Areas

→ Yards, parking lots, and pavements are illuminated by parapet lights located at 18-metre intervals. Illumination intensity is set according to functional use and applicable standards.

Facade

→ Facade sandwich panels (Trimo, Kingspan, or similar) have a mineral wool core, providing 120 minutes of fire resistance.

Interior Technical Specifications

CTParks and buildings provide optimal working environments with unparalleled sustainability thanks to above-standard technologies in all aspects of building construction.

Sustainability

- All buildings are designed for minimal environmental impact and efficient utilisation of energy, water, and other resources. Materials and installations are carefully selected to minimise maintenance costs.
- All buildings are built to achieve a minimum certification of BREEAM Very Good CTP is ISO 14001 certified for Construction and Property Management. All new buildings are constructed according to ISO guidelines. New buildings are added to the ISO certification list during annual audits.



Sprinklers & Fire Safety

→ Each warehouse and production hall is equipped with an ESFR ceiling sprinkler system. Fire protection design, including portable fire extinguishers and other equipment, is adapted and implemented according to applicable standards.

Lighting

→ Energy-efficient lighting provides just the right lux in just the right location. Recessed LEDs in the production and warehouse areas adjust automatically according to daylight intensity. Lighting intensity also varies throughout the warehouse space: corridors between the racks are lit to 150 lux, storage areas 200 lux, and loading dock areas 300 lux. The production hall is lit to 300 lux.

Halls

→ Halls are constructed of precast reinforced concrete frames with a modular column grid and a standard clearance height of 12 metres, allowing for maximum mobility. Adequate preparations are made for cranes and crane-ways as needed. A mezzanine above the docks boasts a load-bearing capacity of 500 kilograms per square metre.

Floors

→ Steel-fibre reinforced concrete floor slabs resist dust and stains. A standard load-bearing capacity of five tons per square metre is ideal for all warehouse racking systems and light industrial machinery.

HVAC Systems

→ All air-handling units are equipped with heat recovery with over 67% efficiency. Production halls are kept at 17°C and warehouses at 12°. Roof units ensure hall ventilation, destratification fans circulate hot air, and over- and underpressure technologies ventilate locker rooms and bathrooms. Warm-water and decentralised gas heating units keep hallways warm.

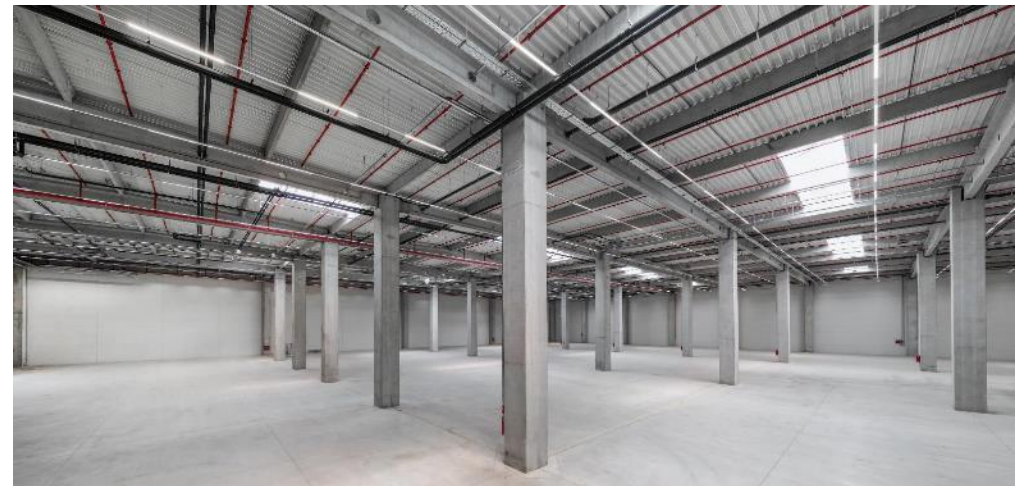
Offices

→ Designed for optimal functionality, office units have a maximum depth of eight metres, with raised floors and drop ceilings and clearance height of 2.75 metres. Wiring ducts run along each room below window sills for easy access to electrical and network outlets. Heating and air conditioning units are hidden above suspended ceilings, and ventilation units can be found in rooms without windows. Each kitchenette is outfitted with a linoleum floor, sink, microwave oven, fridge, and dishwasher.

Service

- Turn-key, built-to-suit solutions to fit clients' exact requirements
- Flexible options for dock levelers and loading ramps
- Landscaped green areas with year-round park management services
- High quality standards including flexible 12×24 m grid, partition walls, sprinkler & fire safety systems, LED & natural lighting

End-to-end development services including permitting, design, construction, project management, and facility management after move-in
Energy efficient buildings built to BREEAM standards and high EPC ratings



We look forward
to working with you



Parkmakers