

Prime location for production and logistics

In terms of labor potential, future park residents benefit from the densly populated residential areas in the vicinity, such as Nadezhda, Luylin and Obelya. The park is easily accessible by public transport, and within a five-min. drive to Metro-Station Obelya, from which passengers can connect throughout the city. Currently, CTPark Sofia West has more than 70,000 sqm planned, the park provides sufficient capacity for future businesses growth.

Key benefits of the area:

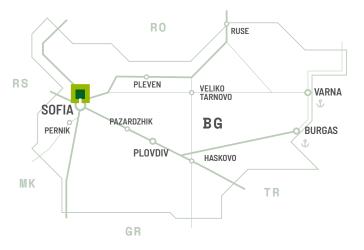
- ► Prime Location allowing for supply chain efficiency of clients' business operations
- Ease of commuting of the personnel to the site
- ► Fast connection to A3 Struma Highway and The Northern Speedway
- Expansion potential



MAJOR CITIES

Bucharest	385 km	5h 15min
Belgrade	387 km	3h 55min
Skopje	241 km	3h 21min
Thessaloniki	292 km	3h 30min
Istanhul	566 km	







Direct highway access

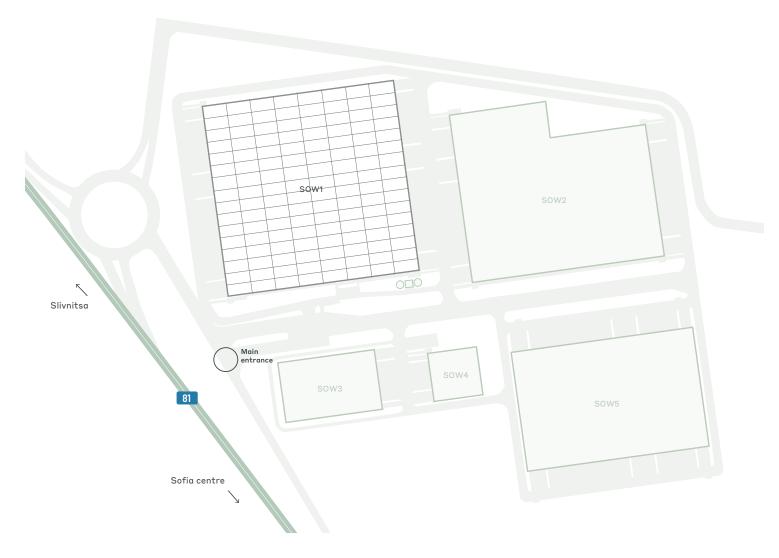
CTPark Sofia West provides for a prime location for production and logistics companies looking for a convenient connection to A3 Struma Highway to Greece and Northern Macedonia, and to A6 to Serbia and Western Europe, respectively.

PARK FEATURES

- ► Solar power planned, with option to source the whole property with pure green energy
- ▶ Water retention and reuse
- ► Elegant natural landscaping and biodiversity infrastructure
- ► Electric charging stations



Masterplanned for production and logistics



AVAILABILITY & DELIVERY

SOW1	41,000 sqm	occupied
SOW2	32,200 sqm	available
SOW3	6,500 sqm	planned
SOW4	3,000 sqm	planned
SOW5	25.000 sam	planned

Built available

Planned

■ Built occupied

KEY PARK DATA

CTPark Sofia West



HOSPITAL 3.1 KM











GAS STATION 0.3 KM

AVAILABLE NOW

32,500 sqm

DEVELOPMENT OPPORTUNITY

34,500 sqm

BUILT-UP AREA

73,500 sqm

TOTAL AREA

22 ha

PARK & NEARBY INVESTORS

Lidl Online Logistics

Synegy Logistics







KEY

CTPark Industrial location

Capital city

Major city

Major ports

BRAŞOV

BULGARIA

PLOIEȘTI/

CONSTANTA

VARNA

ISTANBUL

TURKEY

Urban Mixed Use

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

12.0 million sqm GLA

SPACE FOR YOU TO GRO

23.1 million sqm

LONG TERM PARTNER

>1,000+ clients

COPENHAGEN LITHUANIA HAMBURG SZCZECIN BREMEN BYDGOŚZCZ BERLIN POZNAŃ AMSTERDAM & ROTTERDAM ... POLAND A N FRANKFURT LUXEMBOURG NÜRNBERG STRASBOURG METZ MUNICH . FRANCE • SALZBURG DEBRECEN : SWITZERLAND **BOLZANO** LJUBLJANA

I T A L Y

CROATIA

BOSNIA AND

HERZEGOVINA SARAJEVO

MONTENEGRO

TIRANA .

PODGORICA

NOVI SAD

BELGRADE

SKOPJE NORTH

THESSALONIK

GREECE

CRAIOVA

PLOVDIV

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