

ctp



Budapest Ecser



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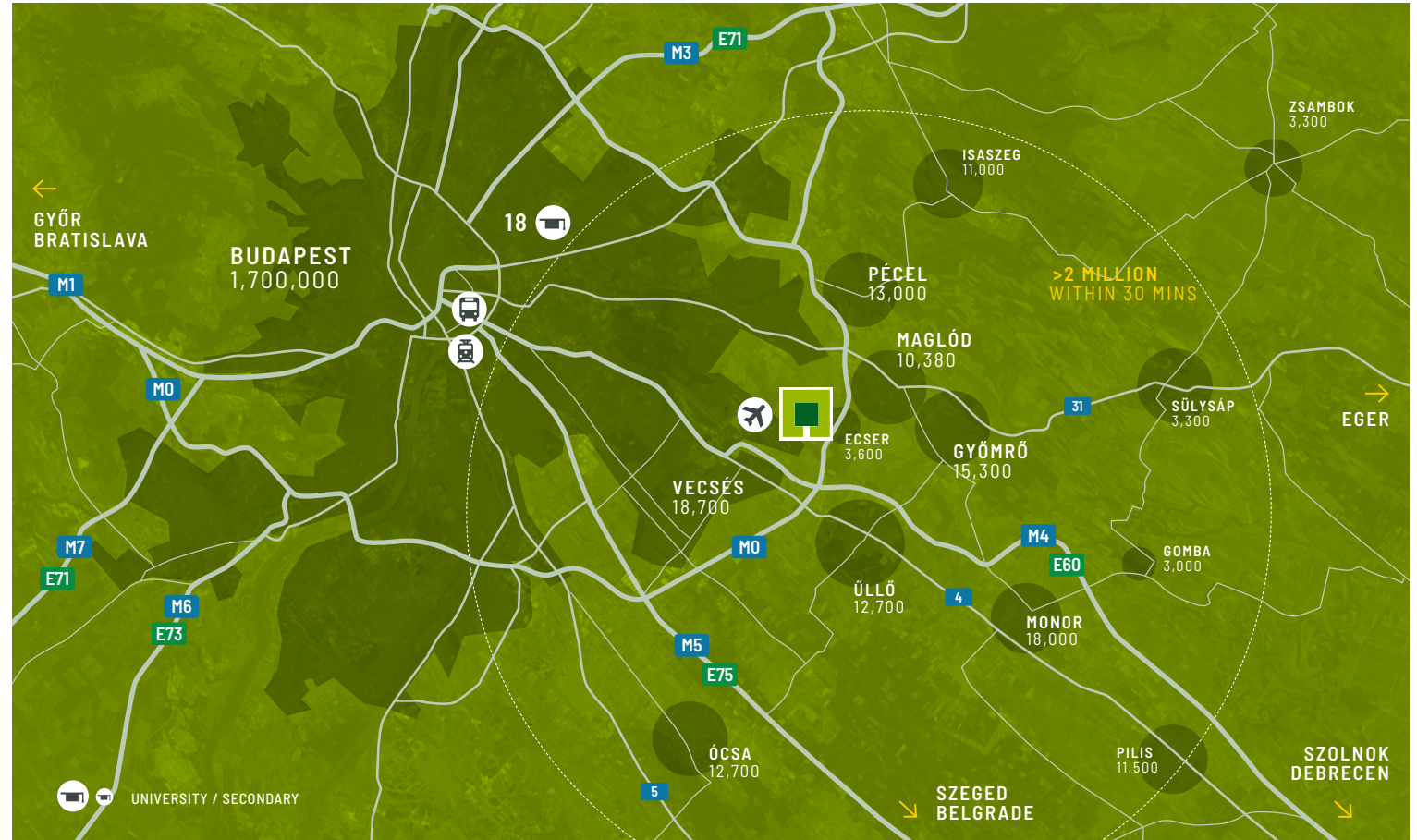


REGIONAL BENEFITS

Right next to the international airport

CTPark Budapest Ecsér was designed in a true 21st century spirit for dynamic market players. The property has a remarkably favorable, strategic location, both in terms of trade and logistics, as well as the close proximity of the M4 motorway, the M0 ring road, Liszt Ferenc International Airport and the city of Budapest. Thanks to the above, your company will have a prime location for doing business in Hungary and in the CEE region.

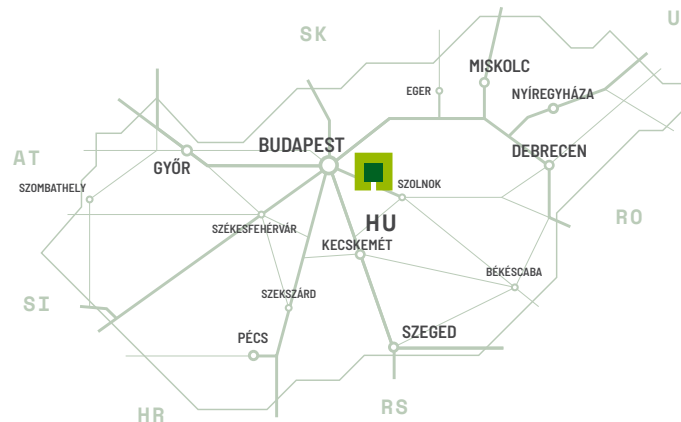
- ▶ Immediate vicinity of Hungary's Capital
- ▶ Airport location, logistic hotspot
- ▶ Direct acces to M0 ringroad
- ▶ Constantly evolving infrastructure



- RING ROAD 500 M
- BUDAPEST CITY CENTRE 25 KM
- BUDAPEST 3 KM
- SHOPPING CENTRE 3 KM

MAJOR CITIES

Kecskemét	84 km	1.0 hr
Győr	155 km	1.5 hrs
Szeged	166 km	1.5 hrs
Belgrade	369 km	3.5 hrs
Debrecen	230 km	2.0 hrs
Vienna	270 km	3.0 hrs



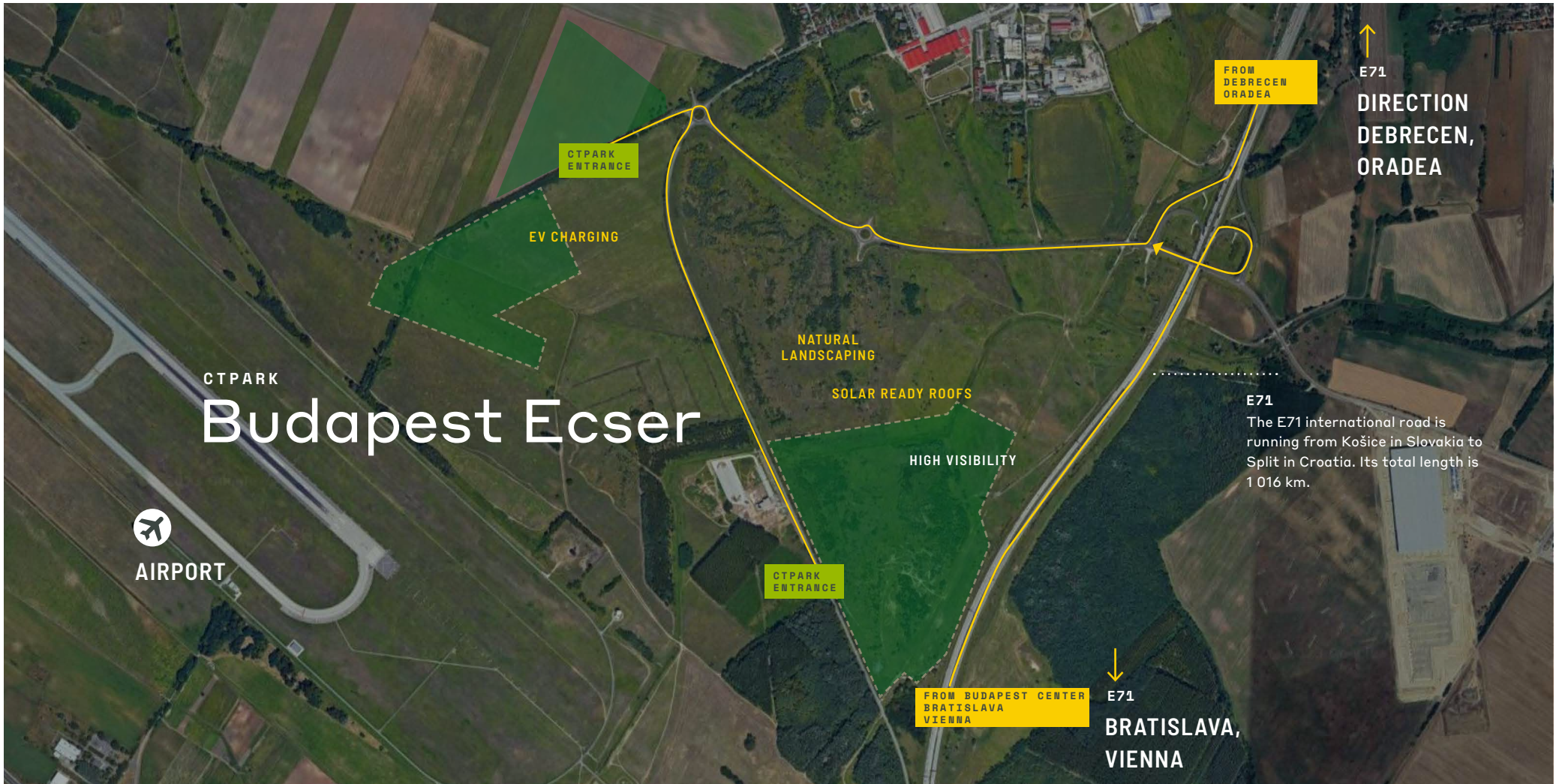
LOCAL ACCESS

Direct highway access to Eastern Hungary and beyond

CTPark Budapest Ecser is only 500 meters from the M0 ring road, 1,5 kms from the M4 motorway and only 3 kms from Liszt Ferenc International Airport. The village of Ecser is located at South-East of Budapest. Its direct neighborhood include Vecsés, Üllő, Maglód and District 17 of Budapest. Ecser can be accessed by public transport: via bus or train.

PARK FEATURES

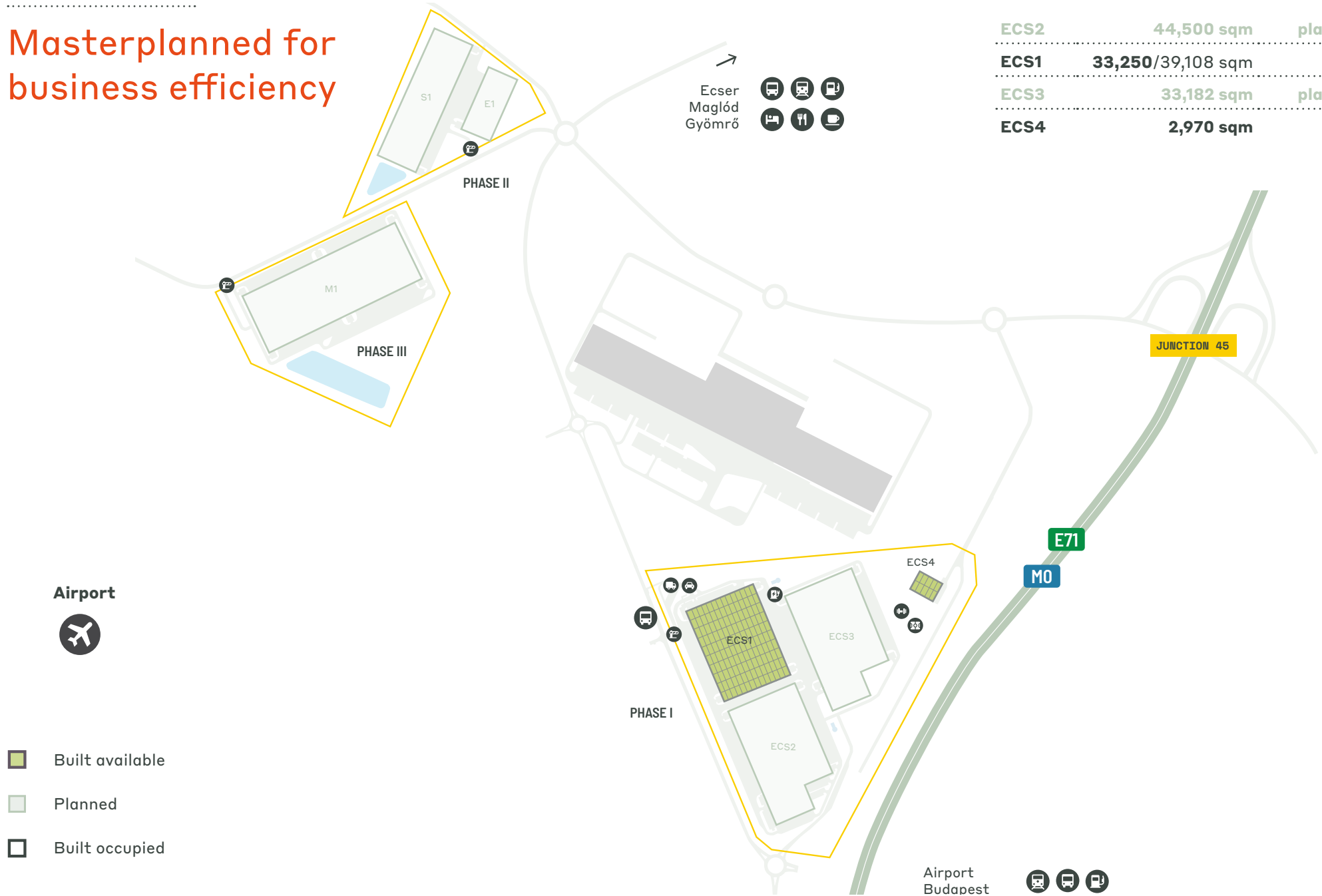
- ▶ Solar ready roofs
- ▶ Close proximity of an international airport
- ▶ Shopping centre nearby
- ▶ EV chargers
- ▶ Natural landscaping



Masterplanned for business efficiency

AVAILABILITY & DELIVERY

ECS2	44,500 sqm	planned
ECS1	33,250/39,108 sqm	built
ECS3	33,182 sqm	planned
ECS4	2,970 sqm	built



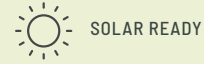
Airport



- Built available
- Planned
- Built occupied

KEY PARK DATA

CTPark Budapest Ecser



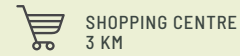
SOLAR READY



LANDSCAPED
AREAS



ELECTRIC
CHARGERS



SHOPPING CENTRE
3 KM



BUDAPEST
3 KM



HIGHWAY
500 M

AVAILABLE NOW

33,455 sqm

DEVELOPMENT OPPORTUNITY

97,682 sqm

BUILT-UP AREA

42,078 sqm

TOTAL AREA

26.04 ha

PARK & NEARBY INVESTORS

FL Technics





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

