

ctp



Bucharest South



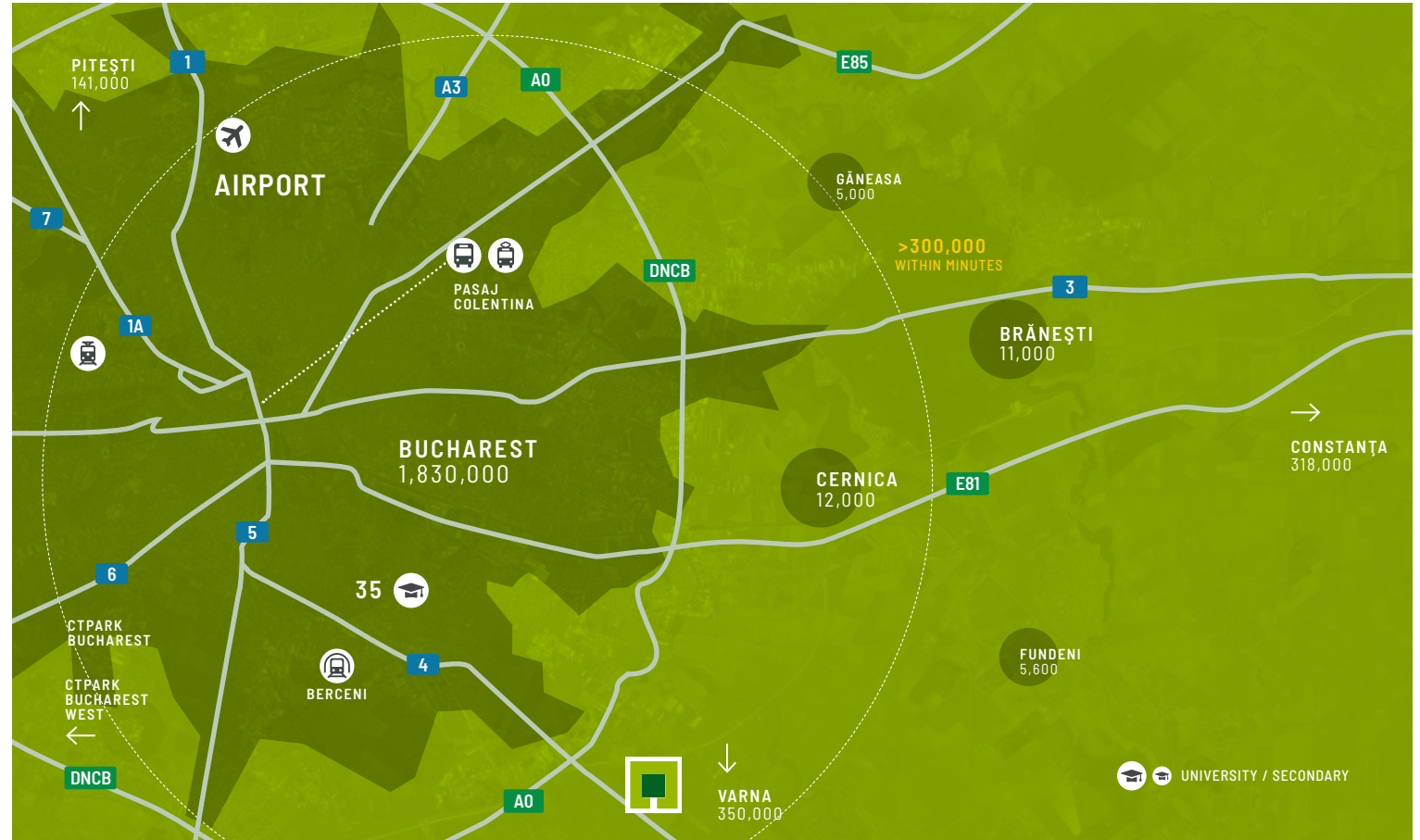
R0



REGIONAL BENEFITS

New pin on Bucharest map

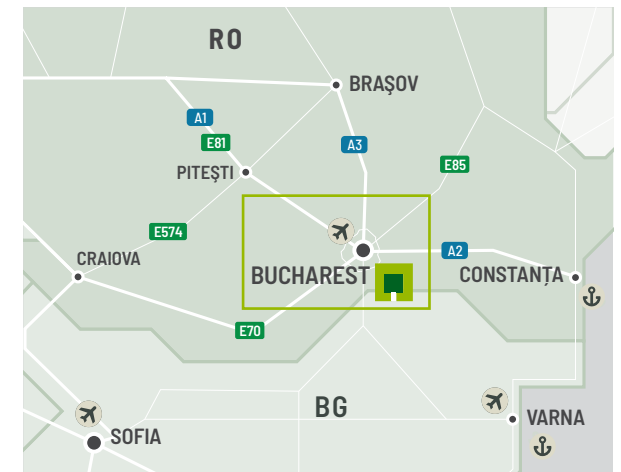
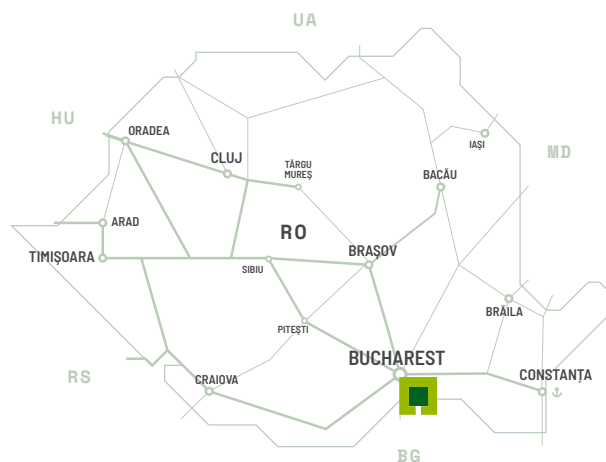
Bucharest's economy is focused on industry and services, with a significant IT services sector. It is home to 186,000 companies, many of whom have set up headquarters in the city attracted by the highly skilled labor force and low operating costs. The list includes multinationals such as Microsoft, IBM, P&G, HP, Oracle, Wipro, and S&P. In terms of higher education, Bucharest is the largest Romanian academic center and one of the most important locales in Eastern Europe, with 16 public and 18 private institutes with over 300,000 students. The Atlas of Economic Complexity—an analysis conducted by economists at the University Harvard—places Romania among upper middle income countries, the 44th richest economy by GDP per capita (USD 12,915 in 2020 GDP per capita, which increased by an average of 3.9% in the last 5 years, surpassing the average of the region.



-  CLOSE TO RING ROAD A0
-  BUCHAREST CENTRE CITY 15 KM
-  BUCHAREST 30 KM
-  BUS STATION 400 M

MAJOR CITIES

Constanta	227 km	2h 30min
Sofia	356 km	4h 00min
Timișoara	584 km	7h 00min
Belgrade	597 km	8h 00min
Budapest	837 km	9h 30min



LOCAL ACCESS

The best infrastructure in the area

CTPark Bucharest South benefits from the best infrastructure in the area, with two direct entrances from DN 4 close to the ring road, but also with direct access to A0 at the junction point located at less than 500 m distance between the Bucharest ring road and the future A0 motorway. The Park provides quick access to any area of the city and facilitates deliveries to foreign destinations Bulgaria, Greece and Turkey. Proper infrastructure, accessibility and visibility, makes it a very good location for production and distribution. It includes generous green spaces and dedicated office areas, so as to provide the best possible

quality of life for the park's employees, who also benefit from quick access to the public transport network, just a few hundred metres from the industrial park.

PARK FEATURES

- ▶ High unemployment / lower wage area
- ▶ Romania's economical, cultural and political center, over 2,3 M people
- ▶ 34 universities with more than 160 faculties
- ▶ Over 130,000 students



Masterplanned for business efficiency



AVAILABILITY & DELIVERY

BUS3	1,214 sqm	available
BUS4	59,438 sqm	under const.

KEY PARK DATA

CTPark Bucharest South



AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

57,463 sqm

BUILT-UP AREA

85,714 sqm

TOTAL AREA

36.99 ha

PARK & NEARBY INVESTORS

Pepsico

VSR Eurofit

Autonet

Animax

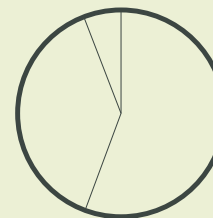
Etern

INDUSTRIES IN THE PARK

56% Wholesale Trade

38% Manufacturing

6% 3PL





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

