



 Kittsee

**ctp**



**AT**



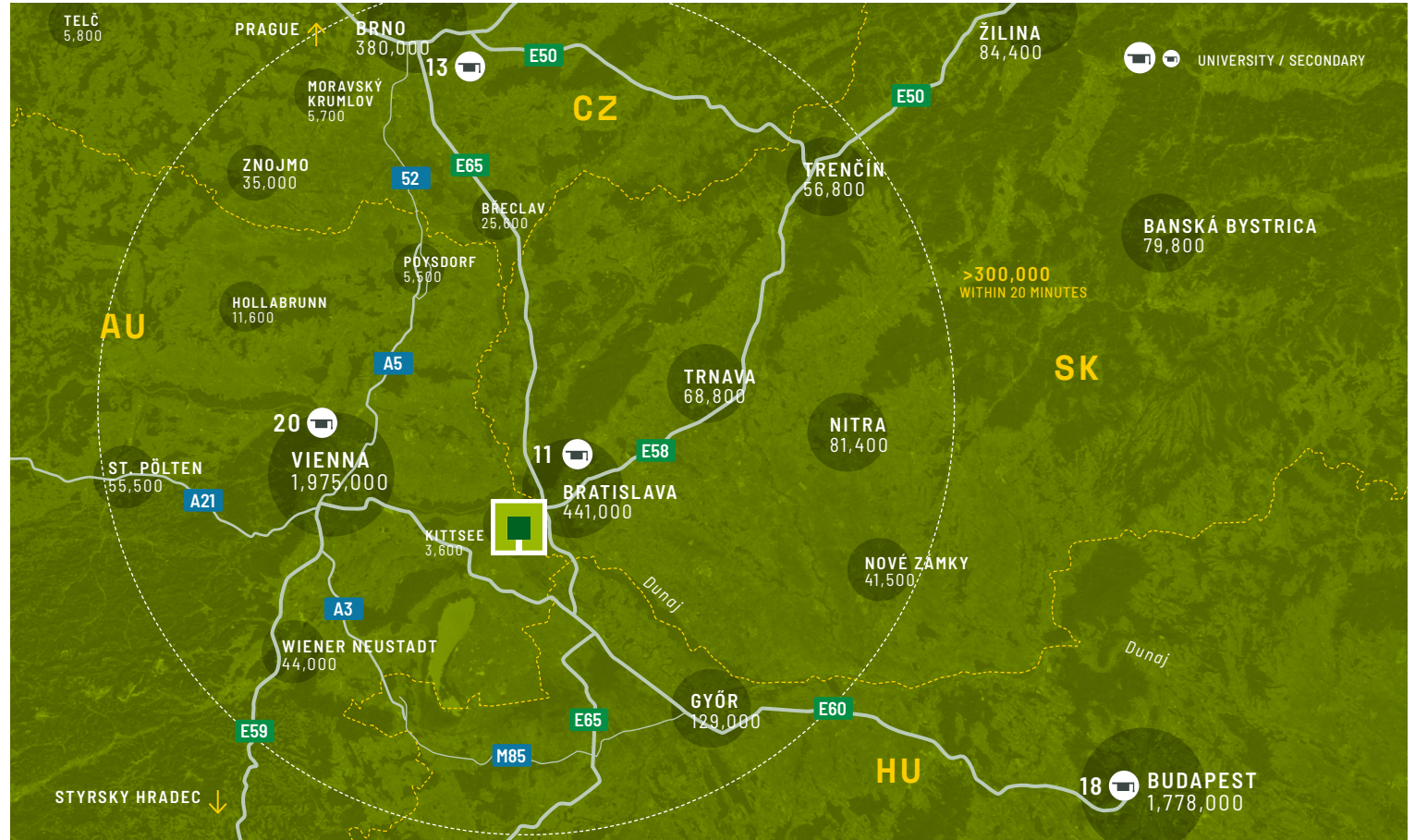
REGIONAL BENEFITS

## Right on the border of Austria & Slovakia

CTPark Kittsee is strategically located directly on the main A6/D4/D2 highway and the four country axis (AT/SK/CZ/HU) connecting Vienna/Bratislava/Brno/Budapest, only 4 km from the border. The location is ideal for cross-border logistics and production for companies in the e-commerce, automotive and logistics sectors serving both the Western and greater CEE markets.

Short distance to Bratislava airport with only 24 km, to Vienna airport 47 km. This proximity allows companies to access a huge market and facilitates smooth distribution of goods and quick access to regional and international customers.

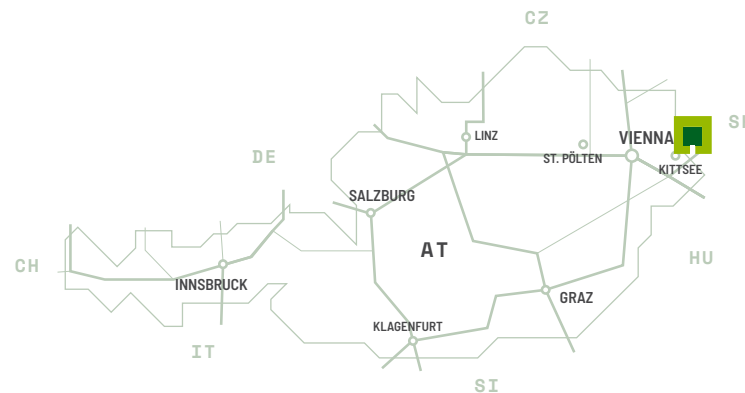
- ▶ Built according to BREEAM standards for accessibility and infrastructure
- ▶ Offers the highest technical CTP standards.



A6/D4 ADJACENT	AT/SK BORDER 4 KM
BRATISLAVA 24 KM, VIENNA 47 KM	TRAIN STATION - KITTSEE 3 KM

MAJOR CITIES

Bratislava	14 km	0h 16min
Vienna	63.2 km	0h 45min
Brno	144 km	2h 00min
Budapest	195 km	2h 15min
Linz	253 km	2h 40min





## LOCAL ACCESS

# Perfect logistics and production location for CEE to Western Europe

CTPark Kittsee is the ideal location for any type of business, from smaller units for local companies to high-scale international corporations, such as e-commerce, manufacturing, pharma storage or light industry.




The industrial park benefits from excellent road connections, providing easy access to major national and international highways and transportation networks. Due to its proximity to neighbouring countries, it is a first-class industrial hotspot with excellent infrastructure and access to a skilled workforce.

## PARK FEATURES

- ▶ Solar power in place
- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations



# Planned for business efficiency

-  Built available
-  Planned
-  Built occupied



## AVAILABILITY & DELIVERY

KIT1	40,470 sqm	under const.
KIT2	25,800 sqm	planned - permitted




KEY PARK DATA

# CTPark Kittsee

 SOLAR IN PLACE

 WATER RECYCLING

 LANDSCAPED AREAS

 BUS STATION 600 M

 ELECTRIC CHARGERS

 SHOP 350 M

AVAILABLE NOW

**0 sqm**

DEVELOPMENT OPPORTUNITY

**66,270 sqm**

BUILT-UP AREA

**0 sqm**

TOTAL AREA

**13.8 ha**





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

