



*ctp*



Eastern Slovakia



SK

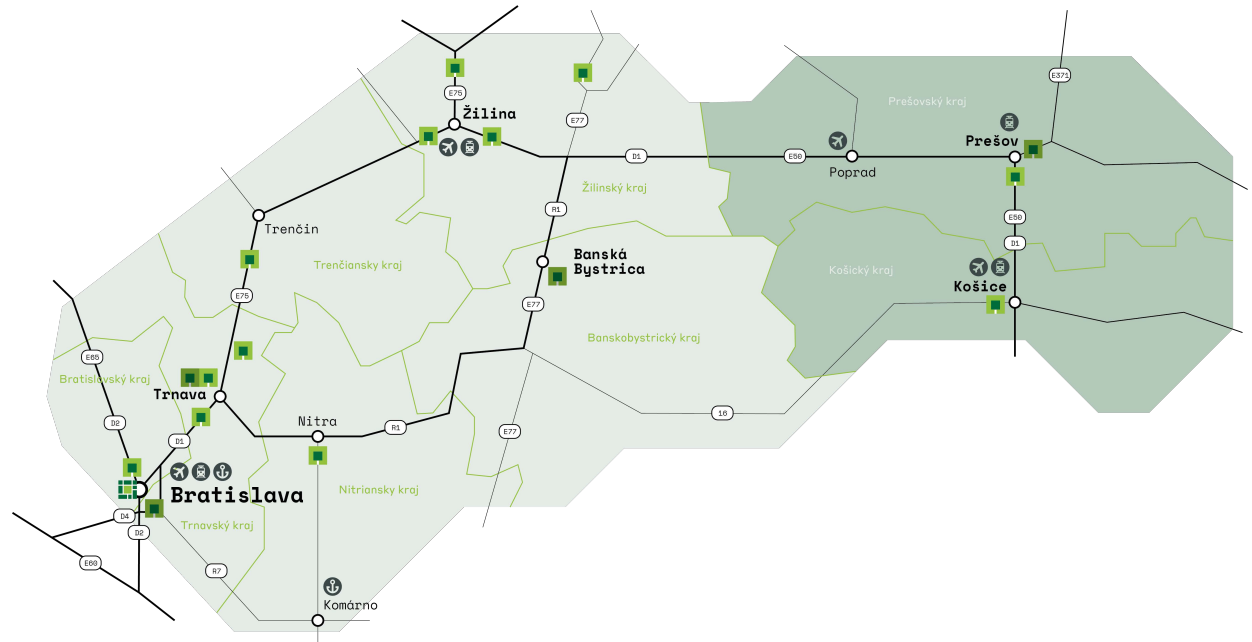
REGIONAL BENEFITS

## Eastern Slovakia: Where Culture, Nature, and Investment Opportunities Converge

Eastern Slovakia, a region of profound cultural heritage and breathtaking landscapes, is quickly becoming a prominent industrial investment hub. Comprising Košický and Prešovský kraj and strategically situated at the crossroads of Poland to the north, Ukraine to the east, and Hungary to the south, this region provides easy access to European markets. Modern infrastructure and the highest available level of state aid are another factors making Eastern Slovakia an attractive destination.

One of the notable strengths of Eastern Slovakia lies in its high-quality and cost-effective labor force, proficient in various sectors. This workforce is nurtured by the presence of several universities in Eastern Slovakia, ensuring a steady supply of highly skilled professionals across various technical and socio-economic domains.

Notably, recent investments from Swedish carmaker Volvo and German engineering and technology company Bosch have underlined the region's potential. These commitments underscore the area's growing significance as a hub for cutting-edge manufacturing and technological advancements.



### REGIONAL HIGHLIGHTS (KOŠICKÝ AND PREŠOVSKÝ KRAJ)



Well-developed road infrastructure with ongoing developments underway, providing seamless access to the whole Slovakia as well as to the neighboring markets Poland, Hungary and Ukraine.



2 international airports in the region (Košice and Poprad)



Educational hub with approximately 28,000 enrolled students

### POPULATION OF CITIES

|                  |         |
|------------------|---------|
| Košice           | 230.000 |
| Prešov           | 90.000  |
| Poprad           | 55.000  |
| Michalovce       | 40.000  |
| Spišská Nová Ves | 40.000  |
| Humenné          | 30.000  |

### CTPARKS IN THE REGION

|                     |
|---------------------|
| CtPark Prešov South |
| CtPark Prešov North |
| CTPark Košice       |

### INVESTORS IN THE REGION

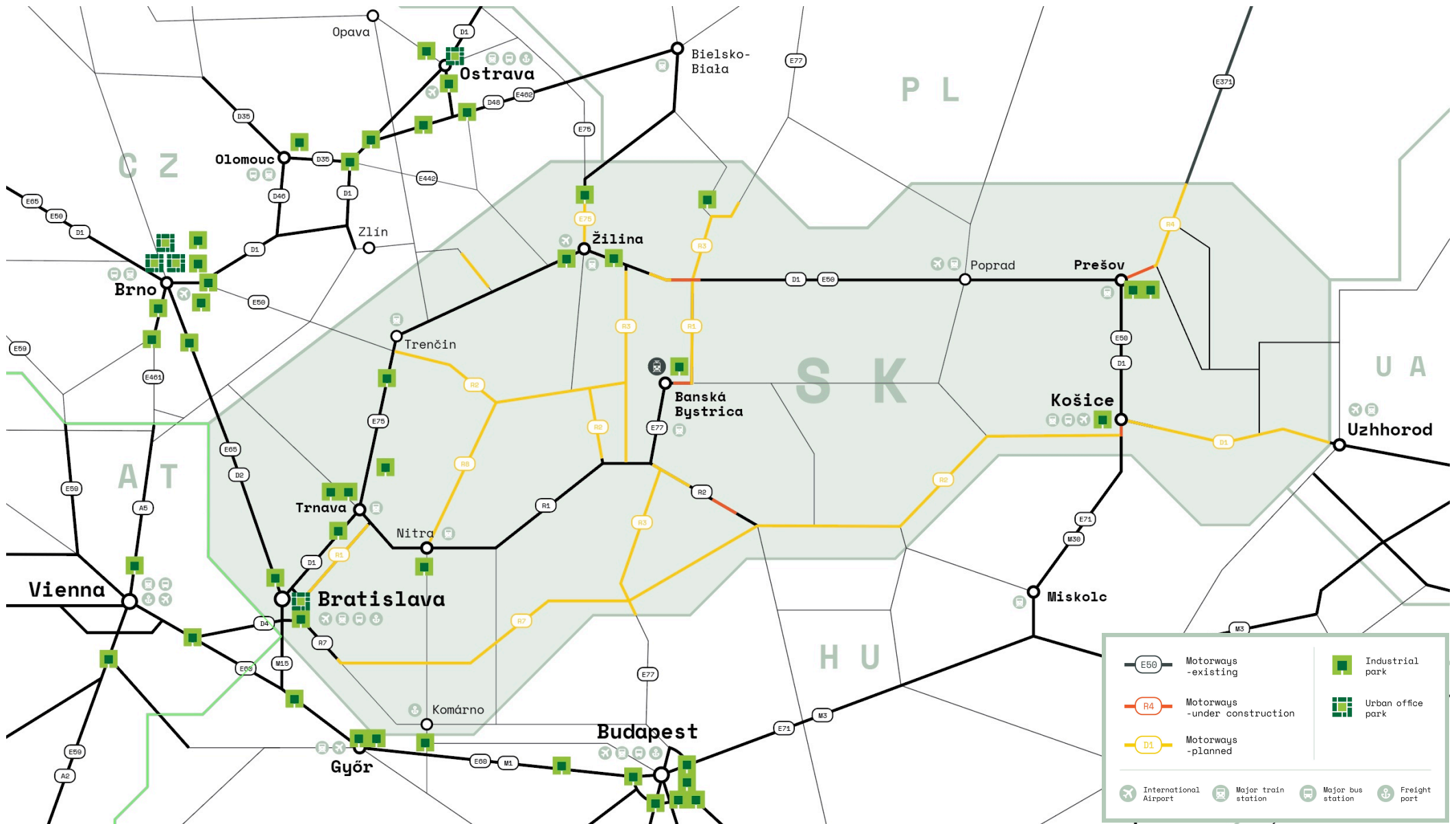
#### Košice Region

- US Steel
- BSH Drives and Pumps
- Magneti Marelli
- Magna PT
- Unomedical
- Mineba

#### Prešov Region

- Whirpool
- Lear Corporation Seating
- Plzeňský Prazdroj
- STIGA
- SPINEA
- Tatravagónka

# Road Infrastructure



## Road Network Development In The East of Slovakia

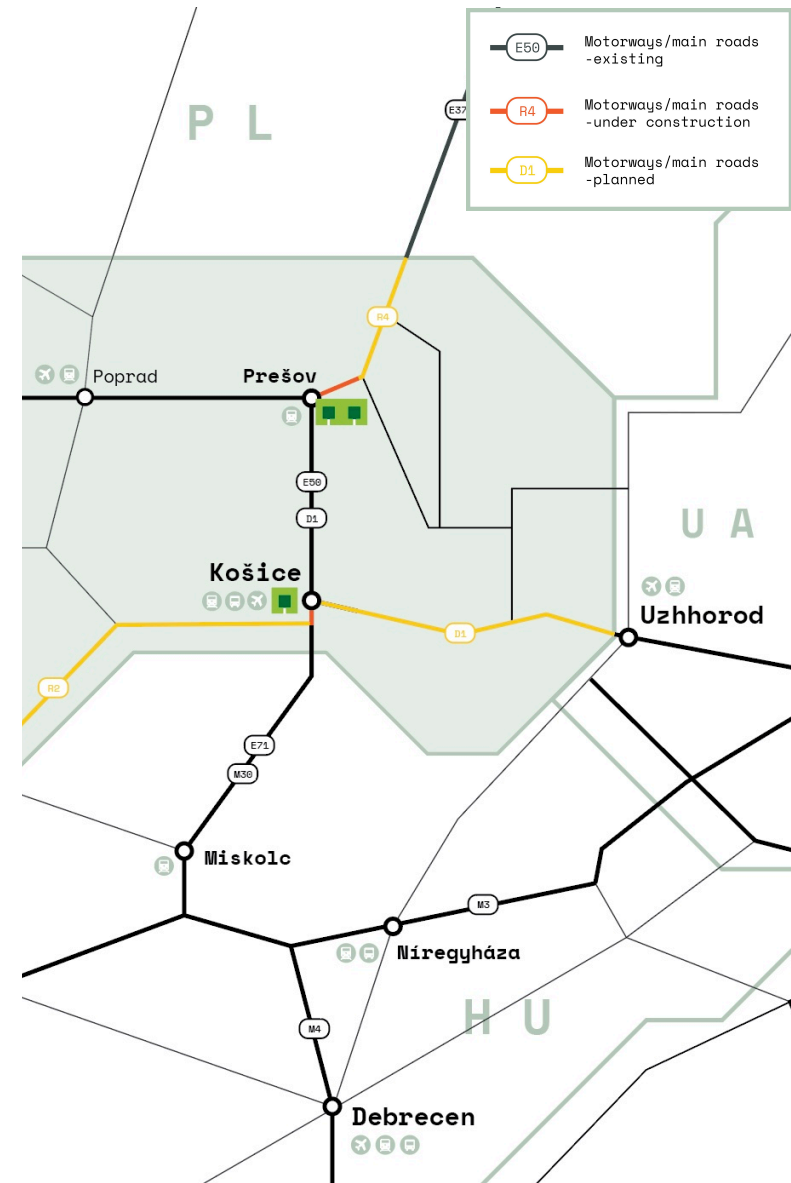
Eastern Slovakia is linked to other regions of the country via Slovakia's primary East-West highway, D1, extending from Bratislava to Prešov and Košice. Development of 24.5 km of new highways and expressways is currently underway, with another 55 km (R4), 74 km (D1) and 32 km (R2) planned.

### Infrastructure under development

**Prešov Northern Bypass**, consisting of Phase I (4.3 km opened in September, 2023) and Phase II (10.2 km to be completed in 2027) forms a vital segment of the planned R4 expressway, which will link Hungary with Poland. The R4 holds significant European importance as part of the Via Carpatia corridor and the TEN-T network, serving the purpose of connecting the Baltic, Black, and Aegean Seas along the eastern border of the European Union.

**The R2 expressway expansion in Košice**, encompassing 14.2 km, will be a critical addition to the city's southeastern bypass, linking it to the operational D1 motorway. The project is expected to be completed in 2025.

**The development of Valaliky Industrial Park** encompasses significant investments in road infrastructure, including nearly 16 kilometers of new roads, 10.6 kilometers of cycling paths, and the refurbishment of 8.5 kilometers of existing roads.





ctp



Prešov North



SK

REGIONAL BENEFITS

# Robust Manufacturing Infrastructure

CTPark Prešov North holds a strategic position in Prešov, the third-largest city in Slovakia. The Prešov Region benefits from extensive transportation connection throughout whole Slovakia and it is well-positioned for cross-border cooperation and trade with Poland, which is located only 70 km from the city of Prešov. Two technical universities in the area ensure access to a talented pool of skilled workers. The abundance of qualified workforce, combined with the park's strategic position, makes the park an ideal choice for companies engaged in logistics and high-tech production.

Key benefits of the area:

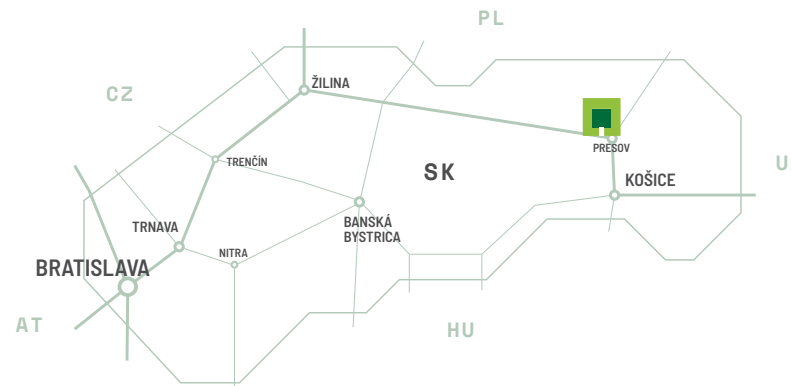
- ▶ 90,000 inhabitants in Prešov, 70% in productive age
- ▶ 2 universities, with 12,500 students
- ▶ Competitive labor cost
- ▶ Unemployment 10%
- ▶ Region with the highest available state aid (50%)
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/2023, with construction currently under-way for an additional 10.2 km of road



|                         |                              |
|-------------------------|------------------------------|
| HIGHWAY E50<br>9 KM     | PREŠOV<br>6 KM               |
| KOŠICE AIRPORT<br>53 KM | TRAIN STATION<br>PREŠOV 8 KM |

MAJOR CITIES

|                     |        |         |
|---------------------|--------|---------|
| Košice int. airport | 53 km  | 45 min  |
| Rzeszów             | 170 km | 3.0 hrs |
| Žilina              | 215 km | 2.5 hrs |
| Budapest            | 300 km | 3.5 hrs |
| Bratislava          | 410 km | 4.5 hrs |



LOCAL ACCESS

## Industrial Park Promoting Local Workforce

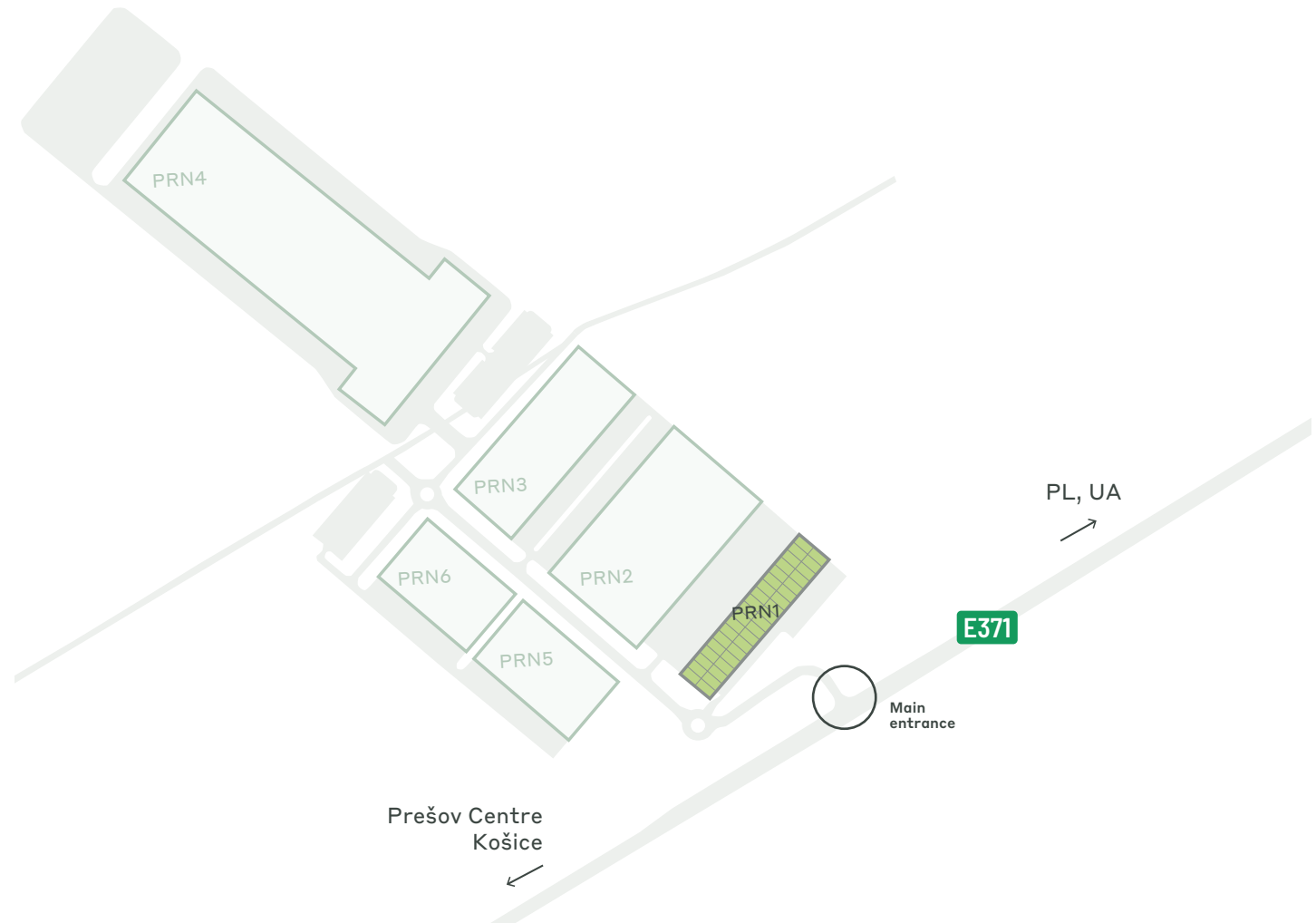
The park benefits from easy access to Slovakia's main west-east highway D1, connecting Prešov with Košice, Žilina, Martin, Trnava and Bratislava. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).

PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Public transportation nearby



# Expand With Confidence



## AVAILABILITY & DELIVERY

|             |                   |                  |
|-------------|-------------------|------------------|
| <b>PRN1</b> | <b>11,000 sqm</b> | <b>available</b> |
| <b>PRN2</b> | <b>34,868 sqm</b> | <b>planned</b>   |
| <b>PRN3</b> | <b>23,310 sqm</b> | <b>planned</b>   |
| <b>PRN4</b> | <b>19,825 sqm</b> | <b>planned</b>   |

|             |                   |                |
|-------------|-------------------|----------------|
| <b>PRN5</b> | <b>29,655 sqm</b> | <b>planned</b> |
| <b>PRN6</b> | <b>27,917 sqm</b> | <b>planned</b> |
| <b>PRN7</b> | <b>17,501 sqm</b> | <b>planned</b> |
| <b>PRN8</b> | <b>15,178 sqm</b> | <b>planned</b> |
| <b>PRN9</b> | <b>14,017 sqm</b> | <b>planned</b> |

- Built available
- Planned
- Built occupied



KEY PARK DATA

# CTPark Prešov North

AVAILABLE NOW

**11,000 sqm**

DEVELOPMENT OPPORTUNITY

**159,270 sqm**

BUILT-UP AREA

**11,000 sqm**

TOTAL AREA

**43.54 ha**

NEARBY INVESTORS

FTE Automotive

WHIRLPOOL

Tatravagonka

STD DONIVO

KE Prešov Elektrik

Magnetti Marelli

U-Shin

Yazati Wiring Technologies

BSH Drives and Pumps

U.S.Steel Košice

WATER RECYCLING

LANDSCAPED AREAS

HOSPITAL 5.7 KM

RESTAURANT 3.2 KM

SHOP 3.3 KM

8 KM





ctp



Prešov South



SK

REGIONAL BENEFITS

## Strong local industrial tradition

CTPark Prešov South is strategically located in Slovakia's third-largest city, benefiting from an excellent motorway connection to Košice (40km) and the automotive cluster in Žilina / Martin (200km), as well as to Poland (70km). With nearby technical universities and skilled available workforce, the park is ideally suited for companies engaged in logistics and high-tech production.

Key benefits of the area:

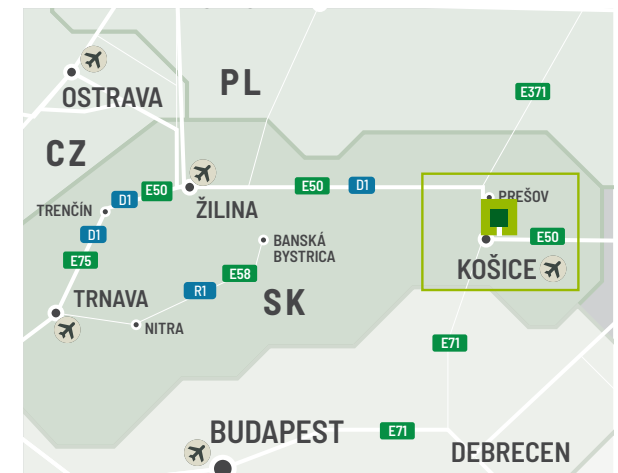
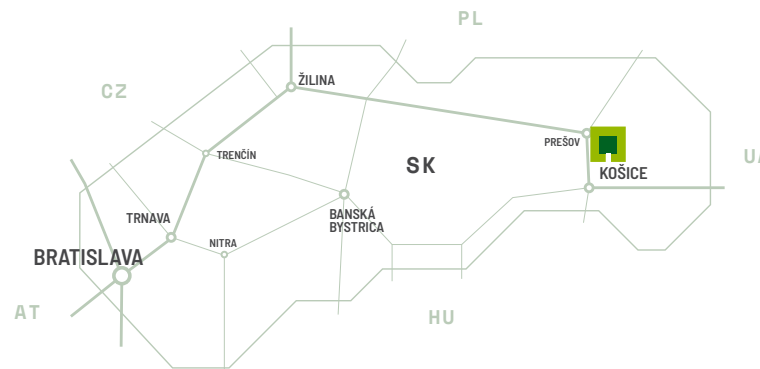
- ▶ Around 90,000 inhabitants in Prešov, with 70% falling within the productive age range
- ▶ Competitive labor costs in the region, with the unemployment rate standing at approximately 8-9 %
- ▶ Diverse local economy, region with a strong industrial tradition
- ▶ Significant levels of foreign direct investment (FDI)
- ▶ 50 % state aid available to investors
- ▶ Strong local industrial tradition
- ▶ 2 universities in Prešov with 12,500 students
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/23, with construction currently underway for an additional 10.2 km of road



MAJOR CITIES

|               |        |             |
|---------------|--------|-------------|
| Prešov centre | 7 km   | couple mins |
| Košice        | 32 km  | 0h 20min    |
| Poprad        | 88 km  | 0h 50min    |
| Kraków        | 220 km | 3h 00min    |
| Budapest      | 300 km | 3h 00min    |

- HIGHWAY D1/ E50 2 KM
- KOŠICE AIR-PORT - 43 KM
- PREŠOV 8 KM
- PREŠOV STATION 6 KM



LOCAL ACCESS

## The Largest Industrial Zone in The Region

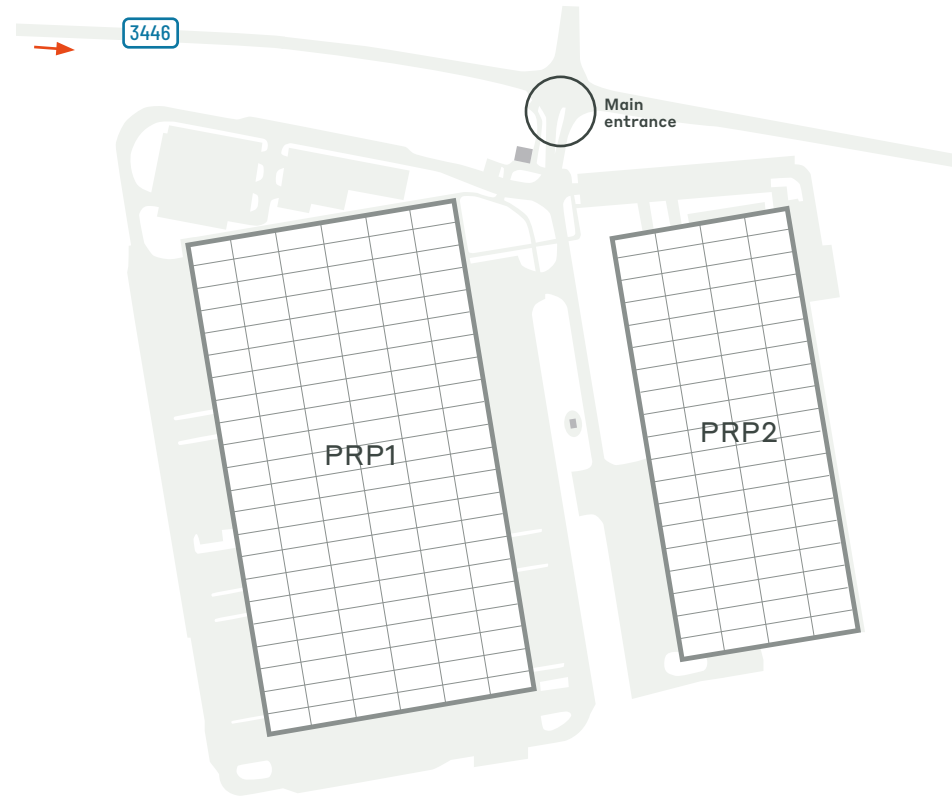
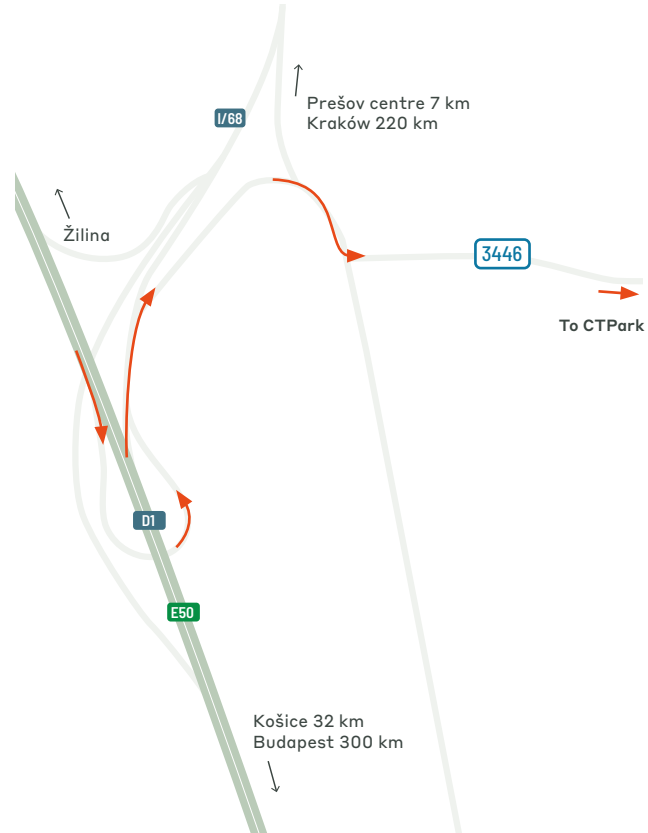
Located around 8 km from Prešov and 40 km from Košice, CTPark Prešov South offers great connection to the E50 highway. Prešov is well-served by transportation infrastructure, with a railway running through the city and a bus transportation. The area also benefits from two international airports: Košice International Airport, (40 km) and Poprad-Tatry Airport (85 km).




PARK FEATURES

- ▶ Water retention and reuse
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations



# Road Network Accessibility



-  Built available
-  Planned
-  Built occupied

KEY PARK DATA

# CTPark Prešov South



AVAILABLE NOW

**0 sqm**

DEVELOPMENT OPPORTUNITY

**0 sqm**

BUILT-UP AREA

**63,107 sqm**

TOTAL AREA

**8 ha**

NEARBY INVESTORS

Lidl

Geis

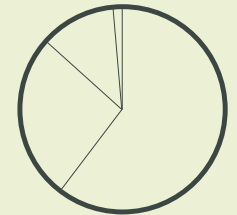
INDUSTRIES IN THE PARK

60% Retail Trade

26% 3PL

12% Wholesal trade

2% Manufacturing



 Košice

ctp



SK



REGIONAL BENEFITS

## Center of a Cross-Border Region of Hungary, Poland and Ukraine

CTPark Košice represents an A-class modern industrial park with premium premises suitable especially for logistics, distribution, and light industry. The park is strategically situated in Slovakia's second-largest city, enjoying a convenient location adjacent to Košice International Airport and an excellent D1 motorway connection to Prešov (35km), as well as the entirety of Slovakia.

The availability of a skilled and cost-effective workforce is one of the region's standout strengths. The city of Košice is a university hub providing access to a pool of educated professionals, specialized in a wide range of technical and socio-economic fields.

Notably, recent investment from Swedish carmaker Volvo has underlined the region's potential as a hub for cutting-edge manufacturing and technological advancements.

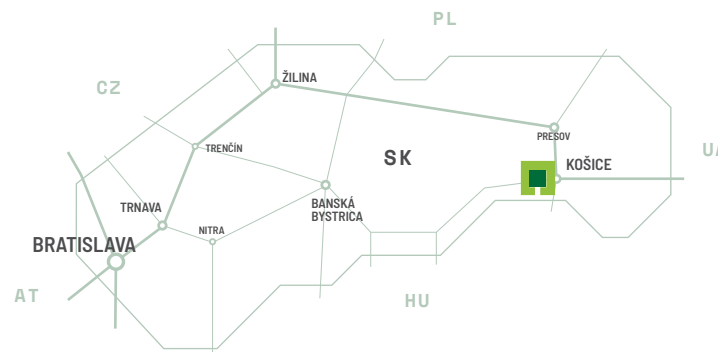
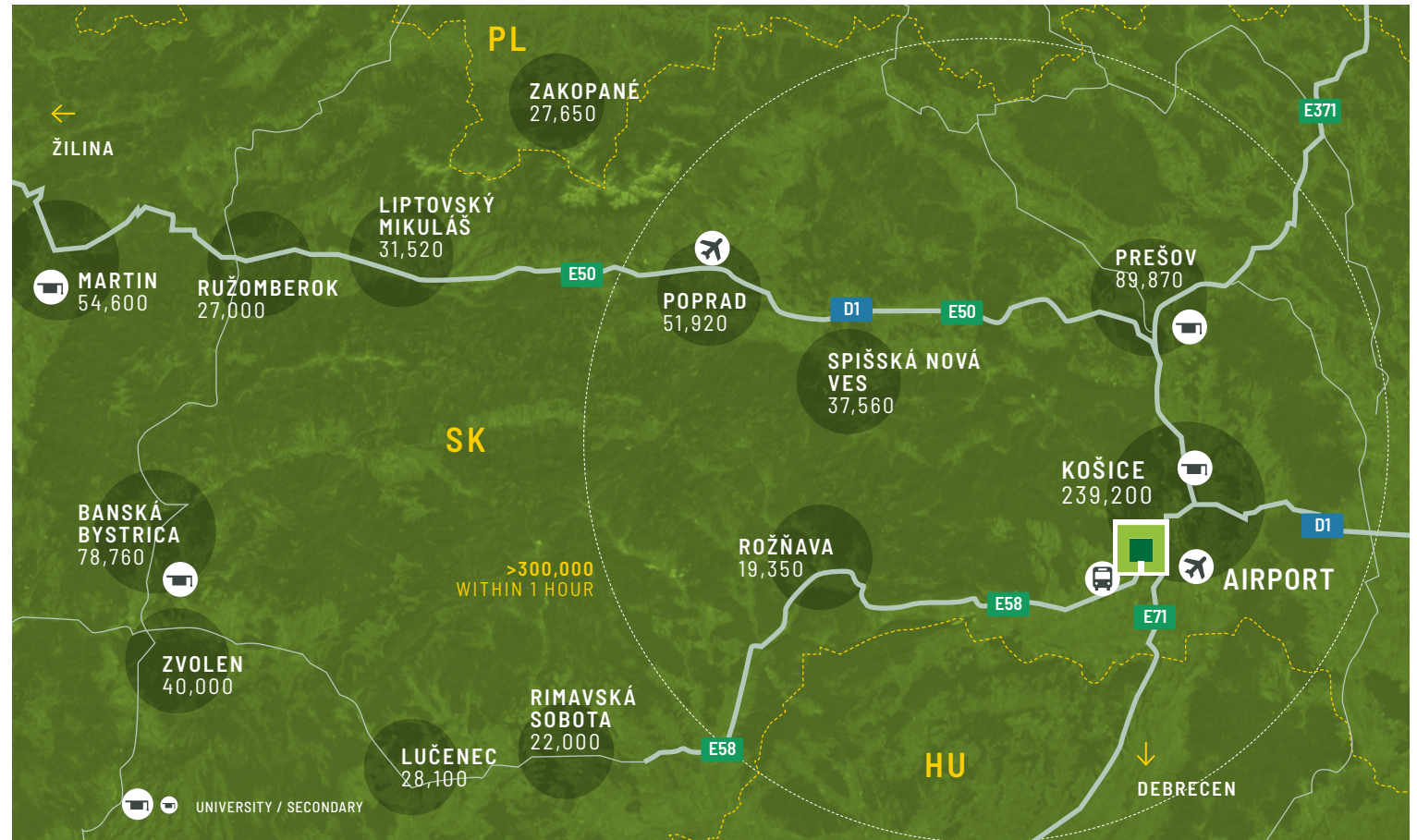
Key benefits of the area:

- ▶ 240,000 inhabitants in Košice
- ▶ University hub ensuring access to skilled workforce
- ▶ Competitive labor costs in the region
- ▶ Up to 60 % state aid available to investors
- ▶ Ongoing infrastructure development

MAJOR CITIES

|          |        |          |
|----------|--------|----------|
| Prešov   | 50 km  | 0.5 hrs  |
| Poprad   | 120 km | 1.25 hrs |
| Žilina   | 260 km | 3 hrs    |
| Kraków   | 270 km | 3.5 hrs  |
| Budapest | 300 km | 4 hrs    |

-  E58 HIGHWAY  
1,3 KM
-  KOŠICE  
1,4 KM
-  KOŠICE  
10 KM
-  TRAIN STATION  
7 KM





LOCAL ACCESS

## On The Via Carpatia Route

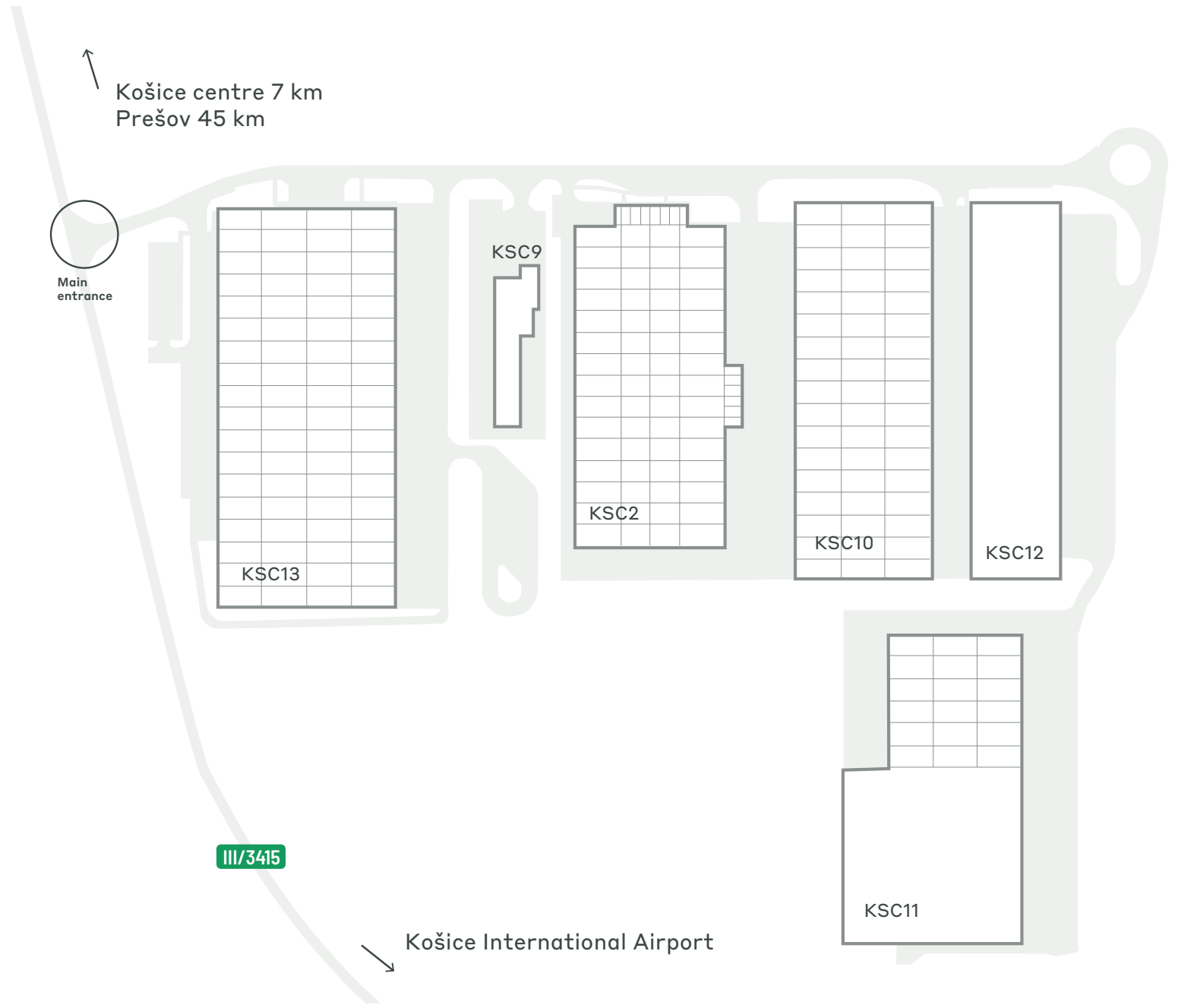
CTPark Košice benefits from its location just off the D1 motorway as well as from the adjacent Košice International Airport. The city of Košice is situated just 7 km away, offering convenient access to the park via public transportation. Košice railway station is a rail hub of eastern Slovakia, connecting the city with other major cities in Slovakia and with Miskolc, Uzhorod and Prague.

PARK FEATURES

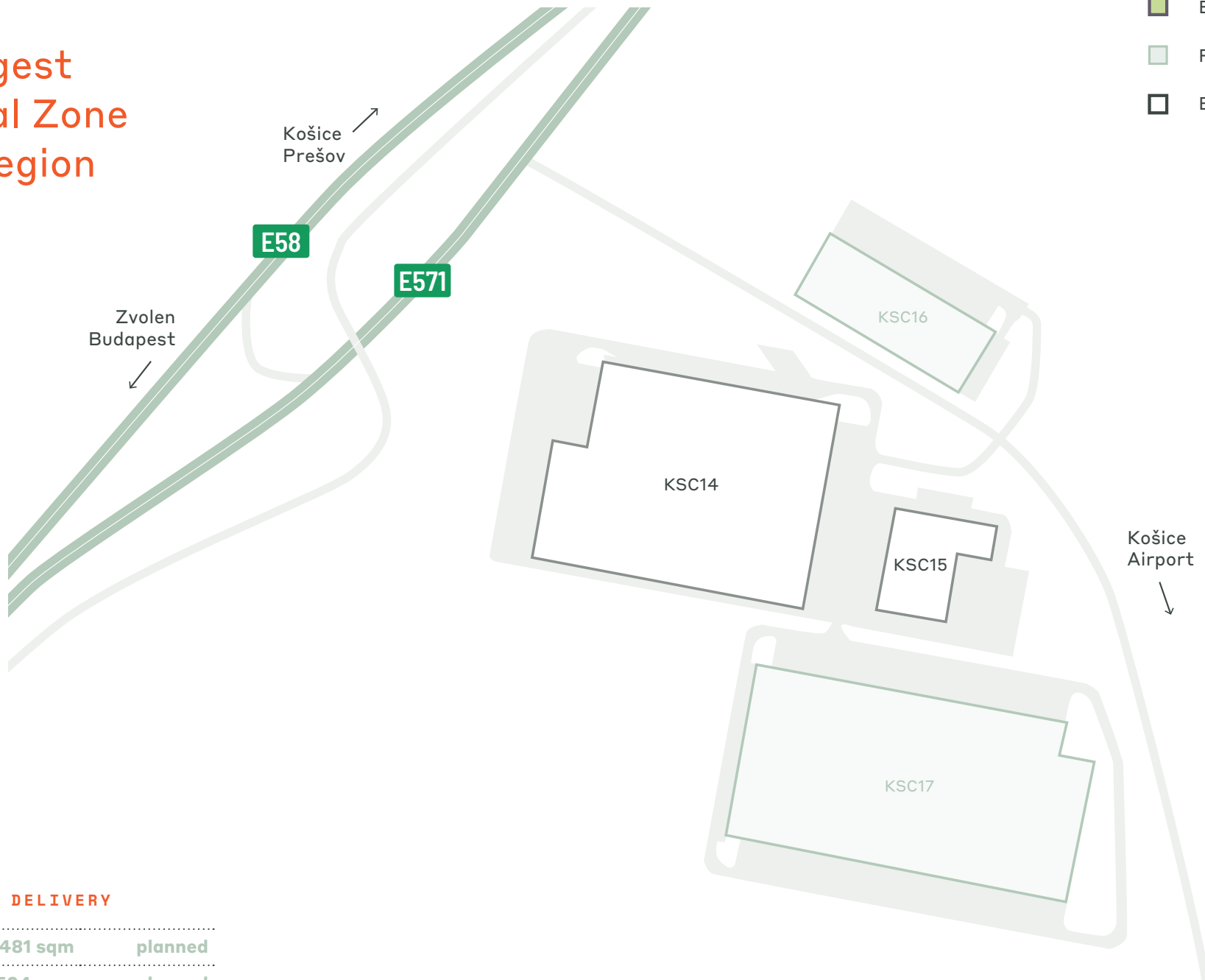
- ▶ Solar panels installation planned for Q2/2024 – green electricity will be available to our clients, helping them lower their carbon footprint
- ▶ 100% water retention
- ▶ Elegant natural landscaping and biodiversity infrastructure
- ▶ Electric charging stations
- ▶ Public transportation within walking distance right next to the park



# The Largest Industrial Zone in The Region



# The Largest Industrial Zone in The Region



## AVAILABILITY & DELIVERY

|       |            |         |
|-------|------------|---------|
| KSC16 | 6,481 sqm  | planned |
| KSC17 | 28,504 sqm | planned |

KEY PARK DATA

# CTPark Košice

AVAILABLE NOW

0 sqm

DEVELOPMENT OPPORTUNITY

84,000 sqm

BUILT-UP AREA

78,484 sqm

TOTAL AREA

20 ha

PARK & NEARBY INVESTORS

GymBeam

Hi-Technology Mouldings

Ehlebracht

Raben

Dachser

IEE

Volvo

US Steel



SOLAR READY



WATER RECYCLING



LANDSCAPED AREAS



BUS STATION/TRANSIT



ELECTRIC CHARGERS



GAS STATION 3 KM

INDUSTRIES IN THE PARK

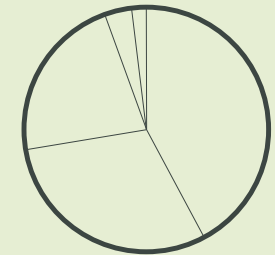
42% Automotive

30% Manufacturing

22% 3PL

4% Wholesale Trade

2% Retail Trade





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**



CONTACT ME

**Ján Rakovský**  
 Senior Business Developer,  
 Slovakia

+421 918 648 833  
 jan.rakovsky@ctp.eu  
 ctp.eu

