

**ctp**

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CTPark Arad West

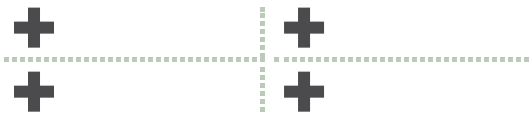




# Empowering Growth and Prosperity

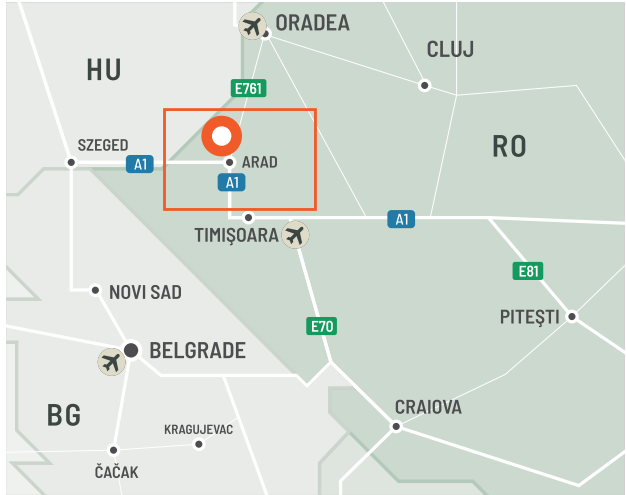
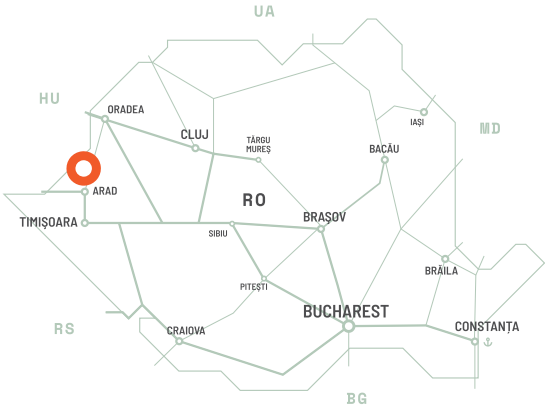
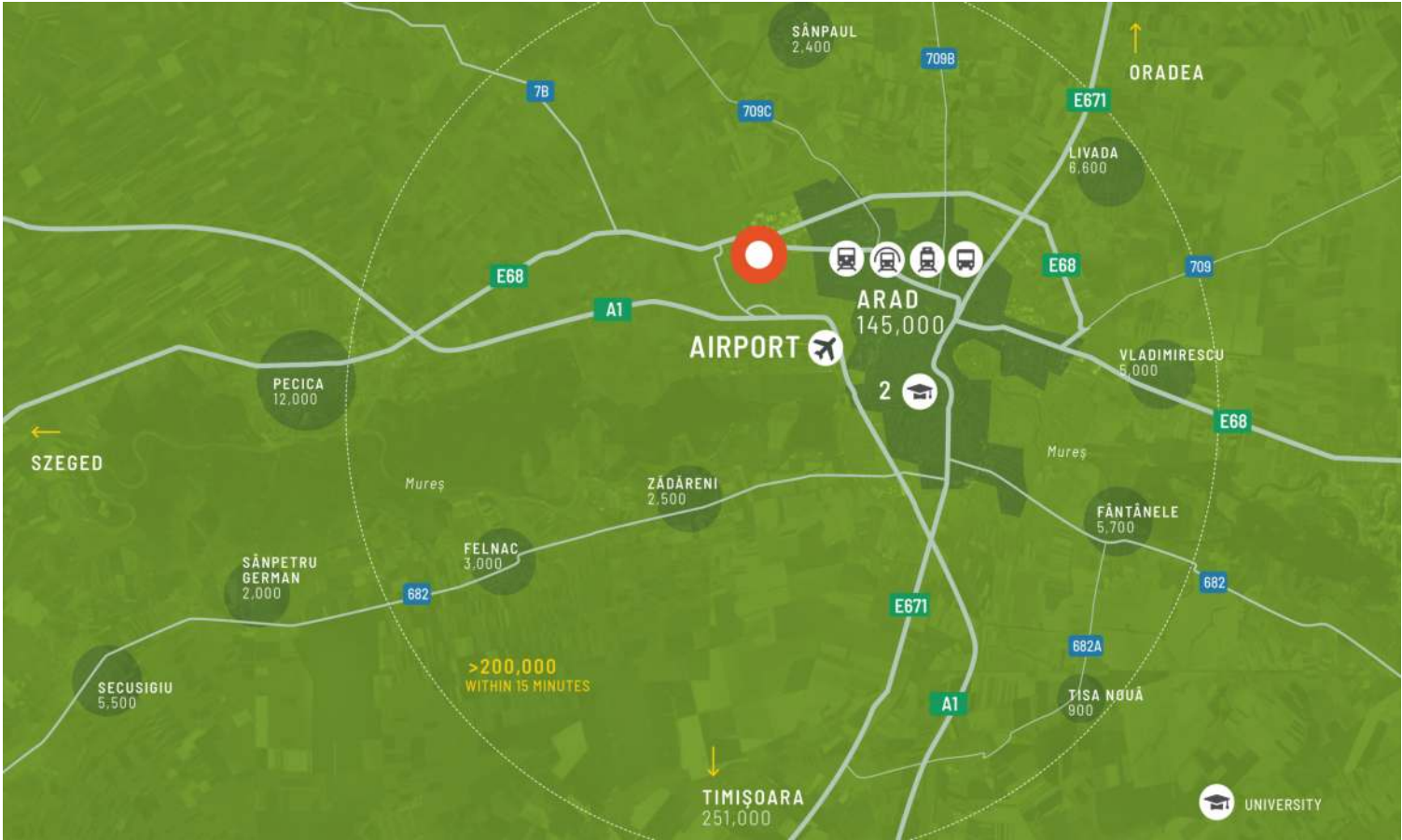
Arad, nestled in the thriving western region of Romania, boasts numerous regional benefits that make it an ideal destination for businesses and industrial development. With strategic proximity to major transportation hubs like the A1 motorway and the future Bucuresti-Timisoara-Arad-Nadlac motorway, the city enjoys excellent connectivity, facilitating the smooth movement of goods and access to international markets through Arad International Airport. The region offers a skilled labor pool with a strong industrial heritage and educational infrastructure, ensuring access to qualified workers. Additionally, Arad provides a supportive business environment, cost efficiencies, and a collaborative ecosystem, making it an attractive and sustainable choice for businesses seeking growth and prosperity.

- ▶ Area ad alta disoccupazione/basso salario
- ▶ Romania's 12th largest city, over 160,000 people
- ▶ Over 20,000 students



GRANDI CITTÀ

Timisoara	58 km	1hr
Belgrado	207 km	3hr 30min
Budapest	265 km	3hr
Bucarest	380 km	7hr



## Enhanced Connectivity

CTPark Arad West is strategically situated in the western region of Romania, an essential industrial center and transportation hub, in close proximity to the vibrant city of Arad. The park enjoys exceptional visibility and direct access to the A1 motorway, as well as the forthcoming Bucuresti-Timisoara-Arad-Nadlac motorway, forming the vital Pan European transport corridor that seamlessly connects western Europe with the southeastern region. This premier industrial park boasts a host of advantages, including top-notch infrastructure and unmatched accessibility, leading to cost efficiencies and easy access to a pool of skilled labor. Conveniently located merely 3 km from the heart of Arad and a mere 7 km from Arad International Airport, CTPark Arad West is well-positioned to facilitate seamless operations for businesses. The primary access route is through E68, ensuring smooth and efficient connections to and from the park.

### CARATTERISTICHE DEL PARCO

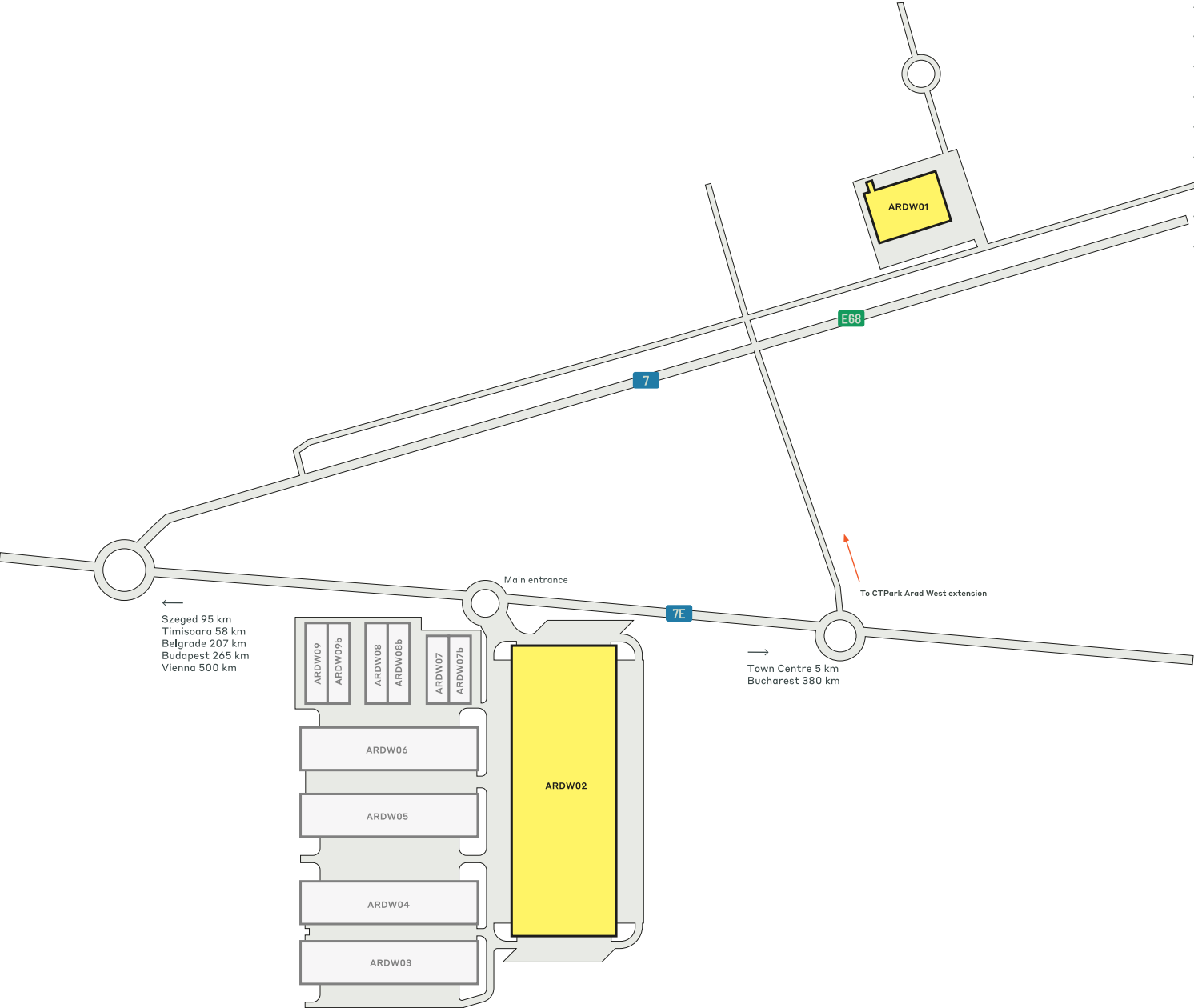
- ▶ Near A1 Highway to Bucharest
- ▶ Near Arad Airport
- ▶ Industrial And Financial Centre



Adaptable Solutions for  
Versatile Possibilities

DISPONIBILITÀ E CONSEGNA

ARDW02	21.122 m <sup>2</sup>	Costruito
ARDW06	10.160 m <sup>2</sup>	Pianificato
ARDW05	10.160 m <sup>2</sup>	Pianificato
ARDW04	10.160 m <sup>2</sup>	Pianificato
ARDW03	10.160 m <sup>2</sup>	Pianificato
ARDW01	6.348 m <sup>2</sup>	Costruito
ARDW09	2.310 m <sup>2</sup>	Pianificato
ARDW09b	2.310 m <sup>2</sup>	Pianificato
ARDW08	2.310 m <sup>2</sup>	Pianificato
ARDW08b	2.310 m <sup>2</sup>	Pianificato
ARDW07	1.932 m <sup>2</sup>	Pianificato
ARDW07b	1.932 m <sup>2</sup>	Pianificato



- Costruito disponibile
- Pianificato
- Costruito occupato



DATI CHIAVE DEL PARCO

# CTPark Arad West



RICICLO  
DELL'ACQUA



ARCHITETTURA  
DEL PAESAGGIO



450M



500M



NEGOZIO



1,4 KM

DISPONIBILI ORA

27.470 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

53.744 m<sup>2</sup>

AREA EDIFICATA

49.982 m<sup>2</sup>

SUPERFICIE TOTALE

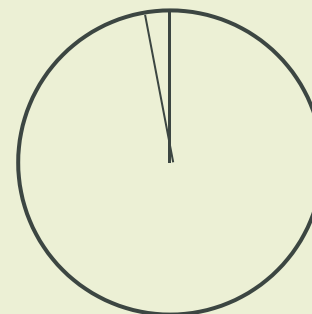
29,63 ha



INDUSTRIE NEL PARCO

**97%** Industria  
Automobilistica

**3%** Altro



ctp

# ctPark NETWORK

WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

13.8 mil. sqm  
GLA

SPACE FOR YOU TO GROW

25.7 million sqm  
landbank

SPACE FOR YOU TO GROW

~1,500 clients

## KEY

- CTParks  
>100,000 sqm GLA
- CTP locations  
<100,000 sqm GLA
- Mixed-use Parks
- Planned

## MARKETS

- Core markets
- Growth markets
- Western European markets



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CONTATTAMI