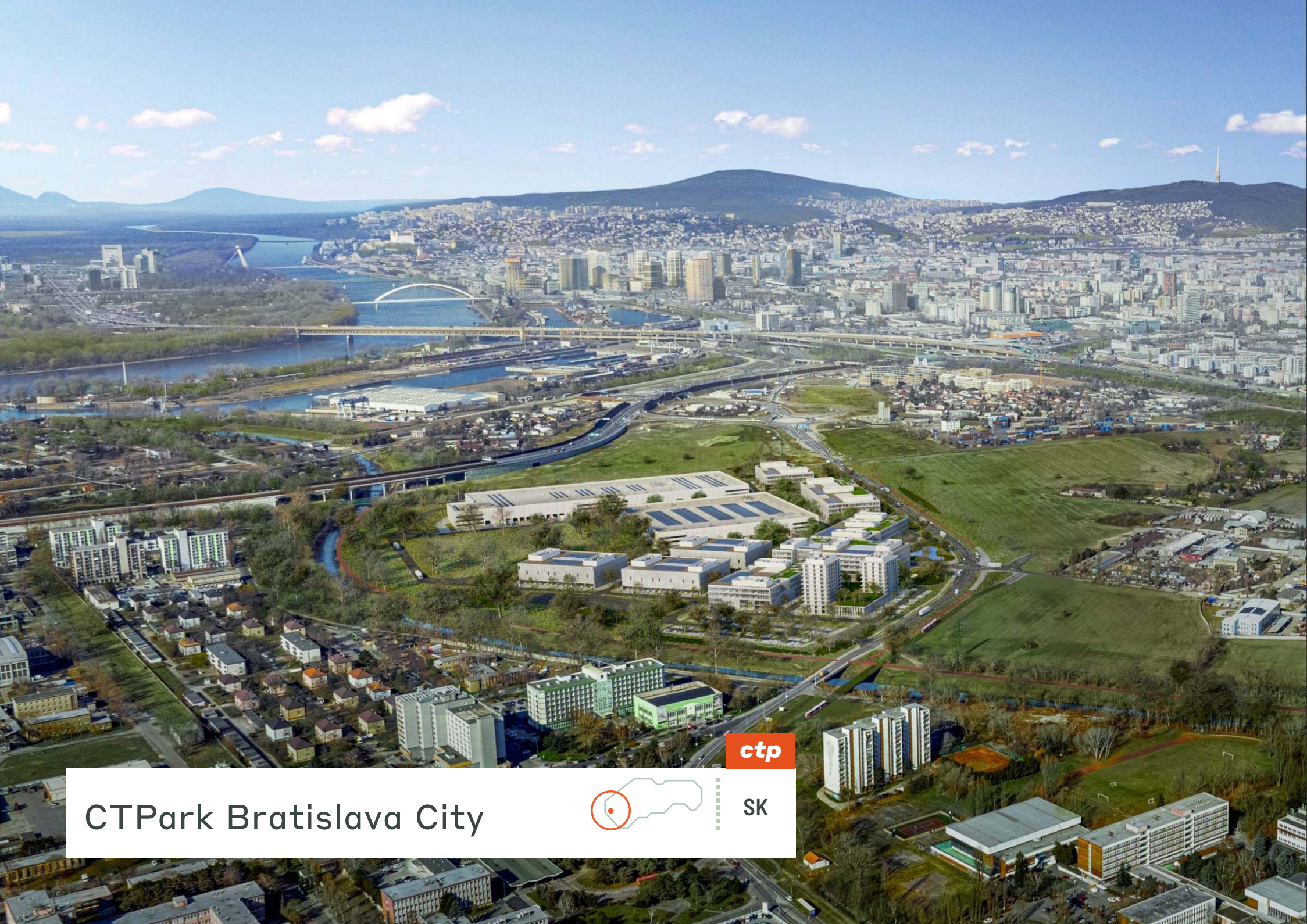




ctp

CTPark Bratislava City



SK

Regional benefits

Strategic location at the crossroads of three countries - Austria, Hungary, and the Czech Republic Access to Bratislava's population of 650,000, offering a robust consumer base and talent pool Highly educated workforce, with 12 universities in the city providing a steady stream of skilled professionals Part of a complex and dynamic economic region, ideal for businesses seeking growth opportunities Excellent connectivity to major Central European markets, facilitating cross-border trade and expansion

- ▶ 650.000 inhabitants in Bratislava
- ▶ Highly educated population, 12 universities offering a skilled talent pool
- ▶ Hochkomplexe Wirtschaftsregion
- ▶ On border with Czech Republic, Austria and Hungary

 BRATISLAVA 9 KM (12 MINUTES)

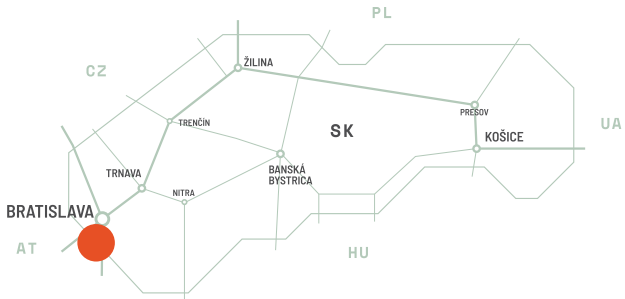
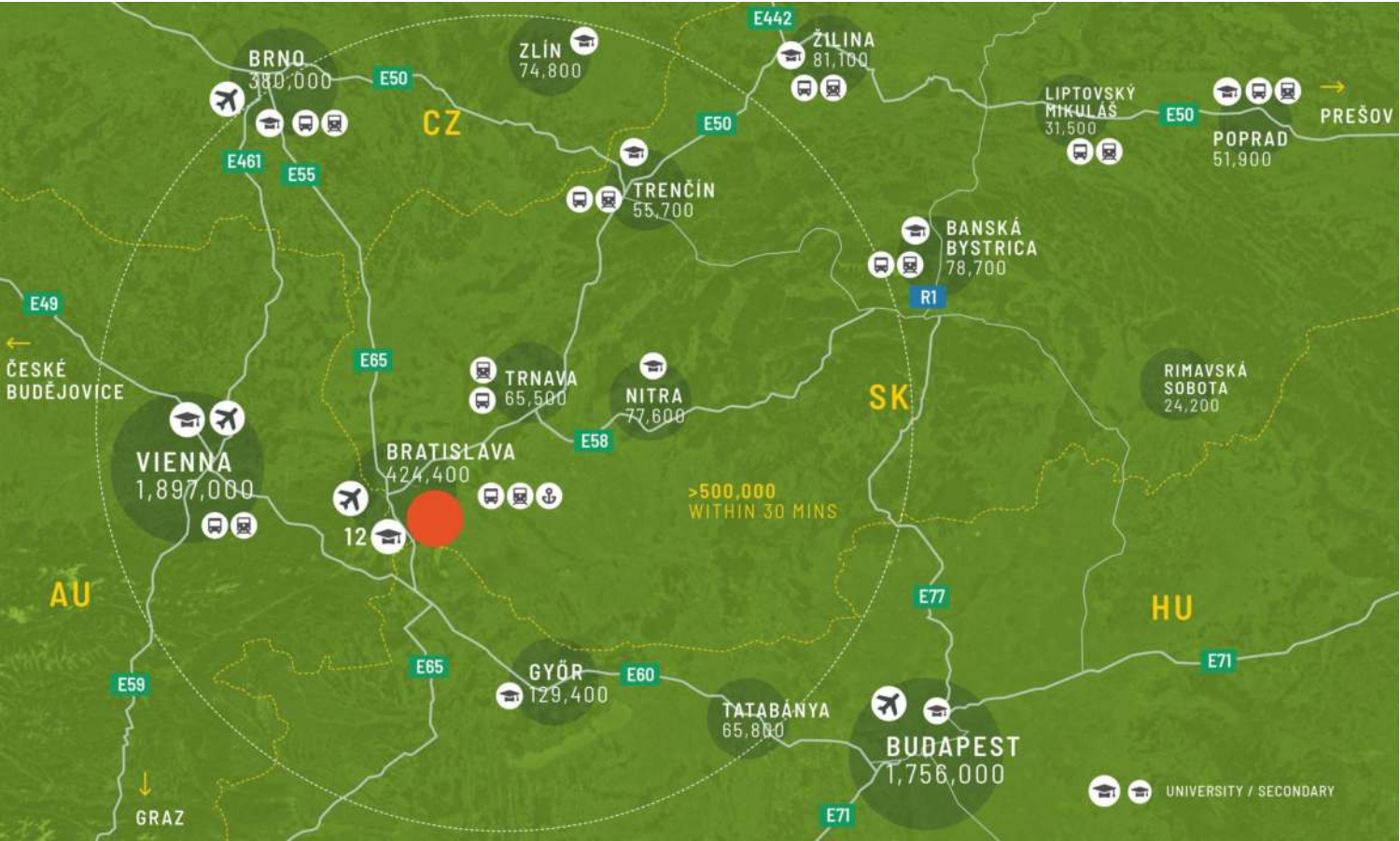
 10 MIN WALK

 BRATISLAVA 4 KM

 300 M HIGHWAY D4

GROSSSTÄDTE

Bratislava airport	9	12 min
Vienna airport	66	50 Minuten
Győr	84	1 Stunde
Brünn	130	1,5 Stunden
Budapest	200	2 Std



Local access

The park's strategic location, modern facilities, and excellent connectivity make CTPark Bratislava City an ideal choice for companies looking to optimize their operations in this thriving Central European hub.

PARKMERKMALE

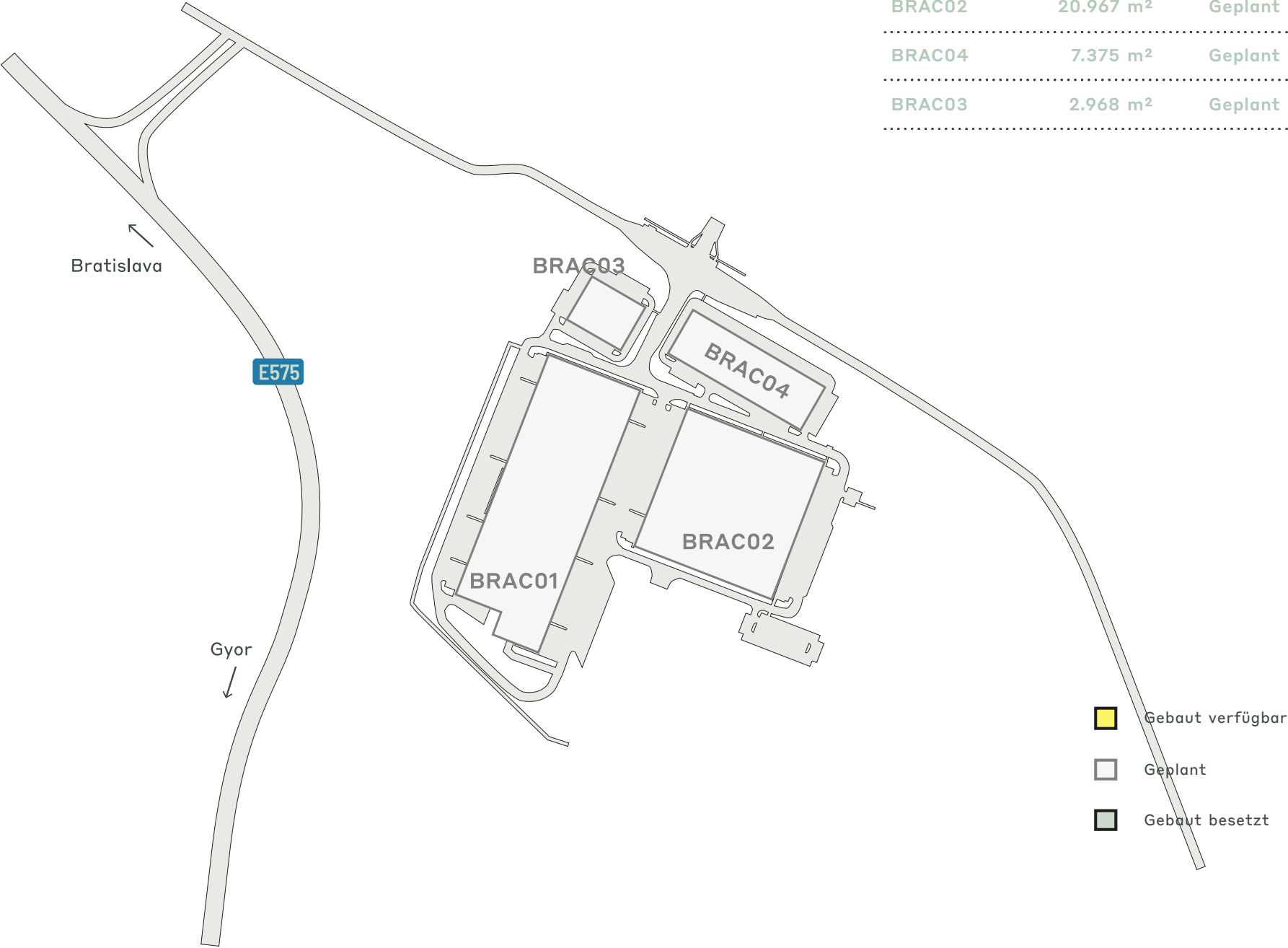
- ▶ Parkmanagement-Team vor Ort
- ▶ Haltestelle der öffentlichen Verkehrsmittel in 10 Minuten zu Fuß erreichbar
- ▶ Sonnenkollektoren mit grünem Strom für CTP-Kunden installiert
- ▶ Biodiversitätsinfrastruktur mit Gründach, grüner Wand und Bienenstöcken



Lageplan

VERFÜGBARKEIT UND LIEFERUNG

BRAC01	25.642 m ²	Geplant
BRAC02	20.967 m ²	Geplant
BRAC04	7.375 m ²	Geplant
BRAC03	2.968 m ²	Geplant



WICHTIGE DATEN ZUM PARK
.....

CTPark Bratislava City

JETZT VERFÜGBAR

0 m²

GELEGENHEIT ZUR ENTWICKLUNG

56.952 m²

BEBaute FLÄCHE

0 m²

GESAMTFLÄCHE

14,02 Ha



LANDSCHAFTSBAU



ÖFFENTLICHER
BUS /
NAHVERKEHR



BREEM-
ZERTIFIZIERT



NAHE STADT

PARK & INVESTOREN IN DER NÄHE

Volkswagen

Tesco International
Bekleidungsmarke

SAS Automotive industry

Faurecia

Adient Slowakei

Phönix

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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