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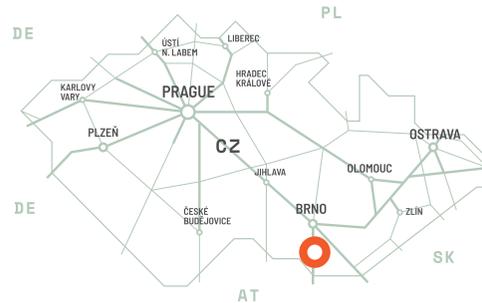
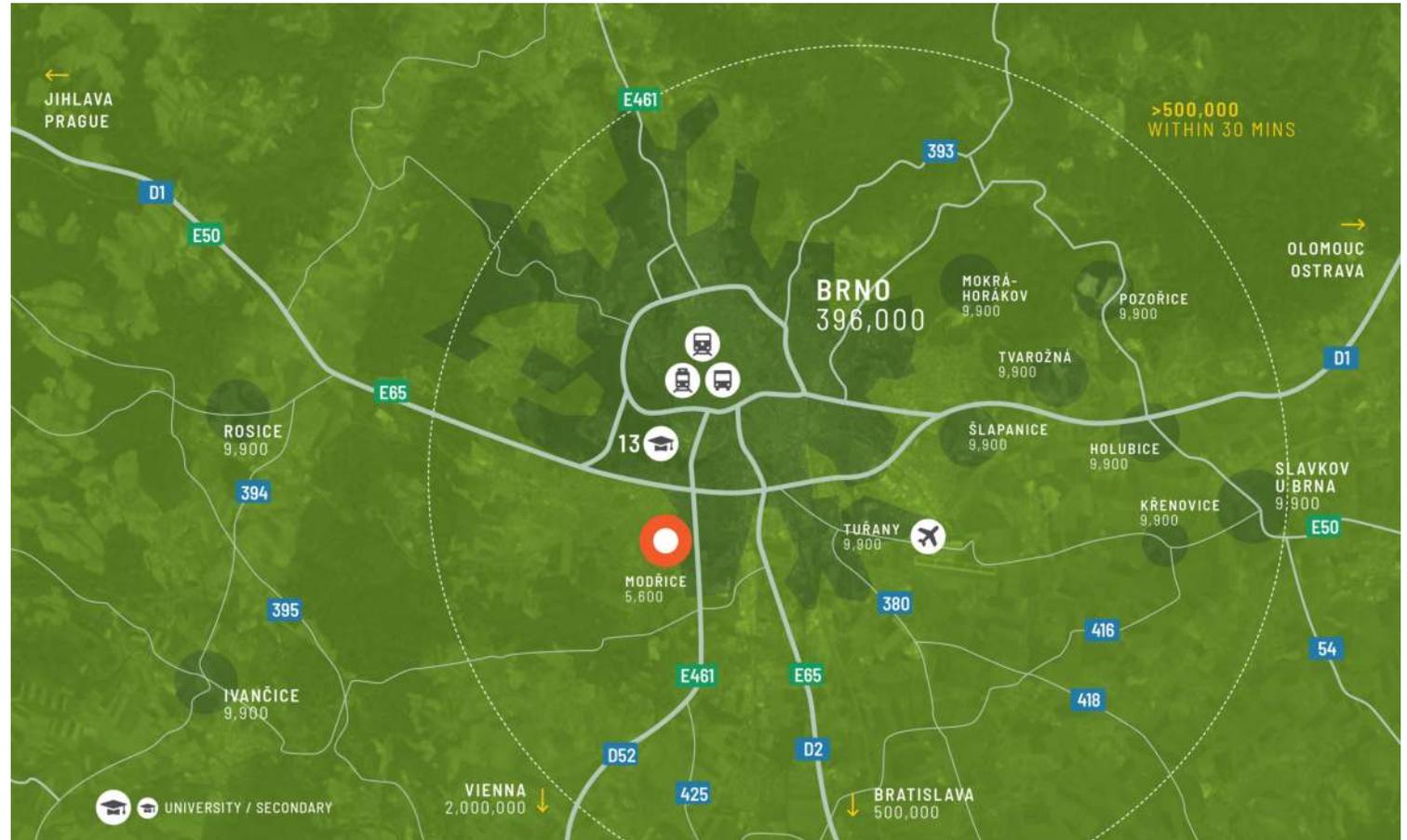


СТPark Модрице

Established industrial base in the heart of South Moravia

Brno and its surrounding region represent one of the strongest industrial and technology hubs in Central Europe. South Moravia combines a long-standing manufacturing tradition with a rapidly growing high-tech and R&D sector. The region is home to global companies in automotive, engineering, electronics and advanced technologies. Brno is the second-largest city in the Czech Republic and a major university centre with over 65,000 students, particularly in technical, IT and engineering disciplines. Competitive labour costs, strong technical education and a dynamic innovation ecosystem make the region highly attractive for manufacturing and logistics operations.

- ▶ Regional population: over 1.2 million (South Moravian Region)
- ▶ More than 65,000 university students in Brno
- ▶ Strong automotive, engineering and technology cluster
- ▶ Excellent quality of life supporting talent attraction and retention



ГОЛЕМИ ГРАДОВЕ

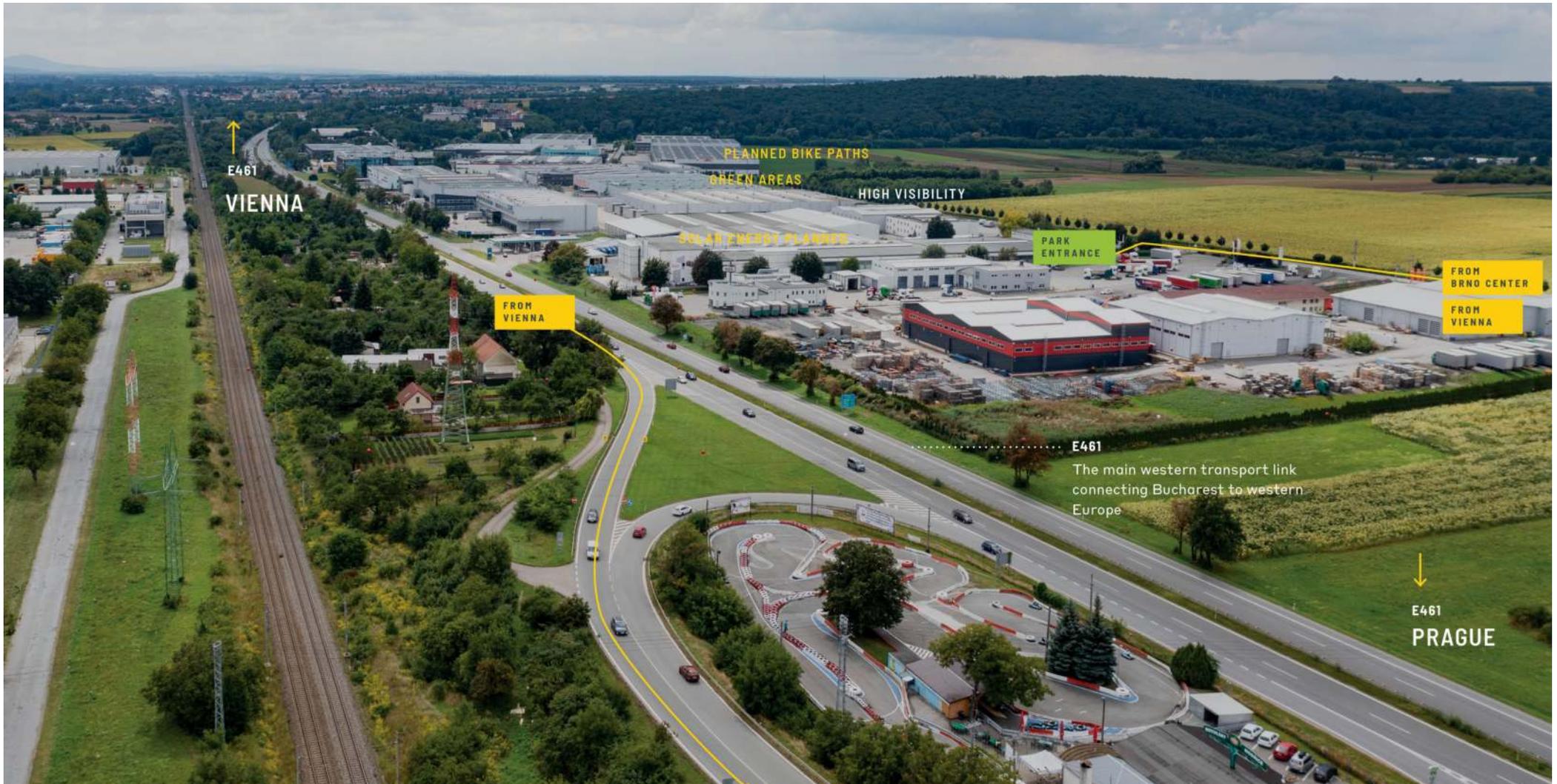
Виена	130 km
Братислава	130 km
Острава	170 км
Прага	200 km

Strategic location with direct motorway connectivity

CTPark Modřice is located immediately south of Brno with direct access to the D52 motorway, ensuring fast connection to the D1 (Prague–Ostrava) and D2 (Brno–Bratislava) highways. The park benefits from excellent access to Austria and Slovakia, making it ideal for cross-border logistics and regional distribution. Brno offers a well-developed public transport network and international airport (Brno–Tuřany Airport), as well as direct rail connections to Prague, Vienna and Bratislava.

ХАРАКТЕРИСТИКИ НА ПАРКА

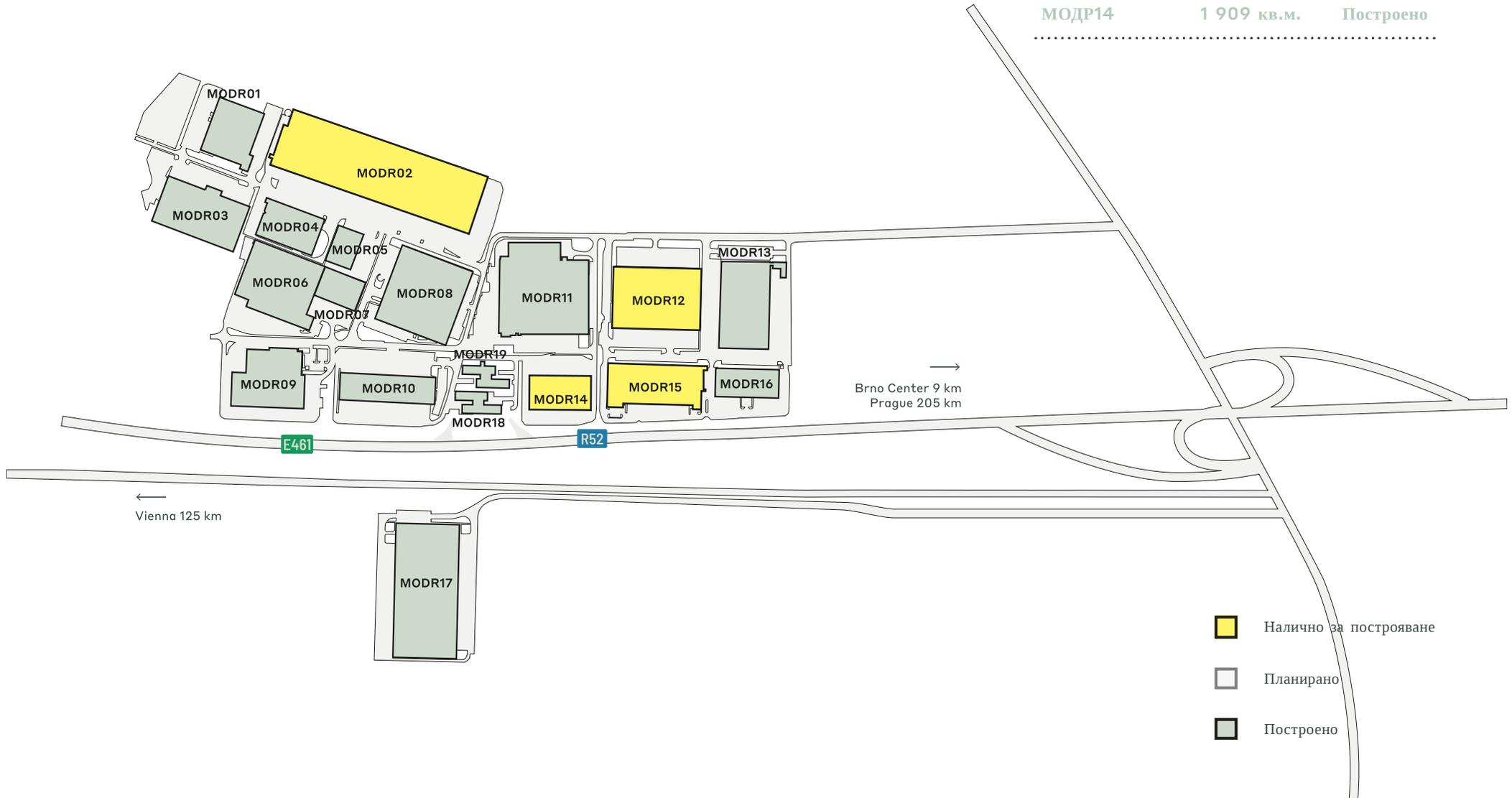
- ▶ 5 км южно от кръстовището Brno / D1
- ▶ 13 университета в града/региона
- ▶ Налична квалифицирана работна ръка
- ▶ По-ниски оперативни разходи



Генерално планиран за бизнес ефективност

НАЛИЧНОСТ И ДОСТАВКА

МОДР12	12 420 кв.м.	Построено
МОДР02	8 135 кв.м.	Построено
МОДР15	3 390 кв.м.	Построено
МОДР14	1 909 кв.м.	Построено



КЛЮЧОВИ ДАННИ ЗА ПАРКА

СТPark Модрице

НАЛИЧНО СЕГА

25 854 кв.м.

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

0 кв.м.

ЗАСТРОЕНА ПЛОЩ

174 937 кв.м.

ОБЩА ПЛОЩ

46,67 хектара



ctp

ctPark NETWORK

WHERE YOU NEED TO BE
11 countries

TRACK RECORD OF SUCCESS
14.6 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

ctp

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СВЪРЖЕТЕ СЕ С МЕН