



ctp

CZ

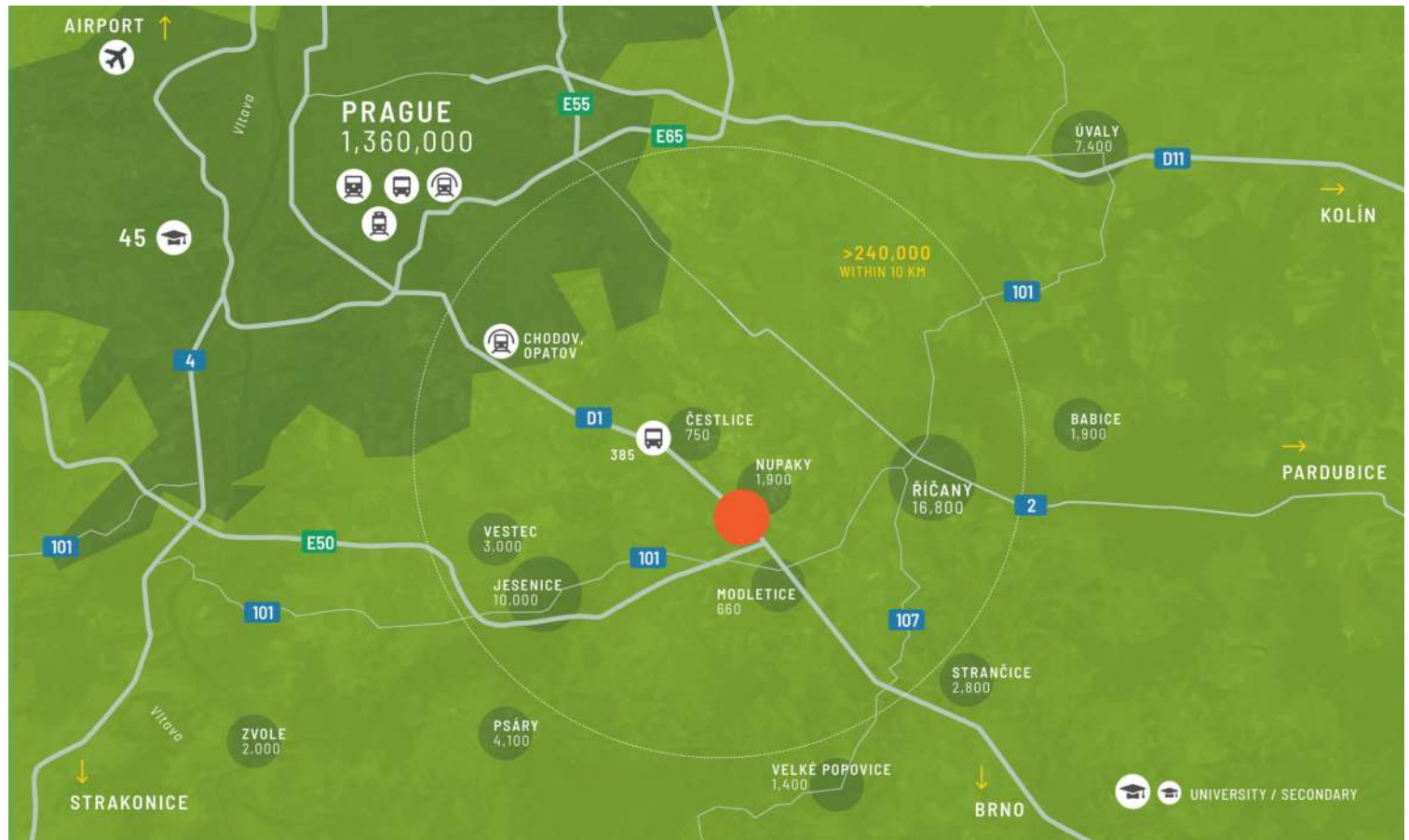
CTPark Prague East



Prague's market with regionals benefits

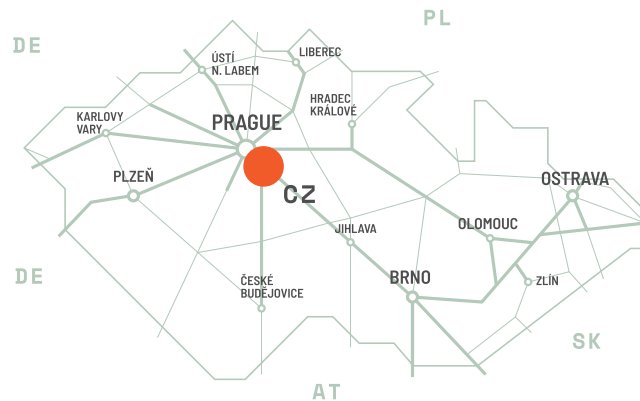
CTPark Prague East, positioned on the border of the capital city of the Czech Republic, Prague is a crucial intersection of the D1 motorway to Brno, Ostrava, Slovakia, Austria, and Hungary, and the D0 Prague ring road, stands as a gateway to Prague and a western Europe. This location offers direct links to major transport arteries and making it an ideal strategic point for logistics companies, distribution centers, and e-commerce businesses.

- Posizione strategica al crocevia dell'Europa centrale
- Area con disponibilità di manodopera qualificata, 1,2 milioni di residenti a Praga e nelle città locali
- Area a basso costo con infrastrutture di alto livello



GRANDI CITTÀ

Prague International Airport	35 km
Dresden	169 km
Brno	180 km
Nuremberg	315 km
Vienna	316 km



Dynamic Business Environment

CTPark Prague East not only boasts the busiest motorway junction in the Czech Republic but also provides comprehensive urban amenities. With public transport on-site, a metro station just 13 minutes away, and proximity to a large business and retail park, it offers unparalleled convenience and efficiency. The park's shared office spaces - Clubco create a perfect workplace for local professionals, further enhancing its appeal as a dynamic business environment.

CARATTERISTICHE DEL PARCO

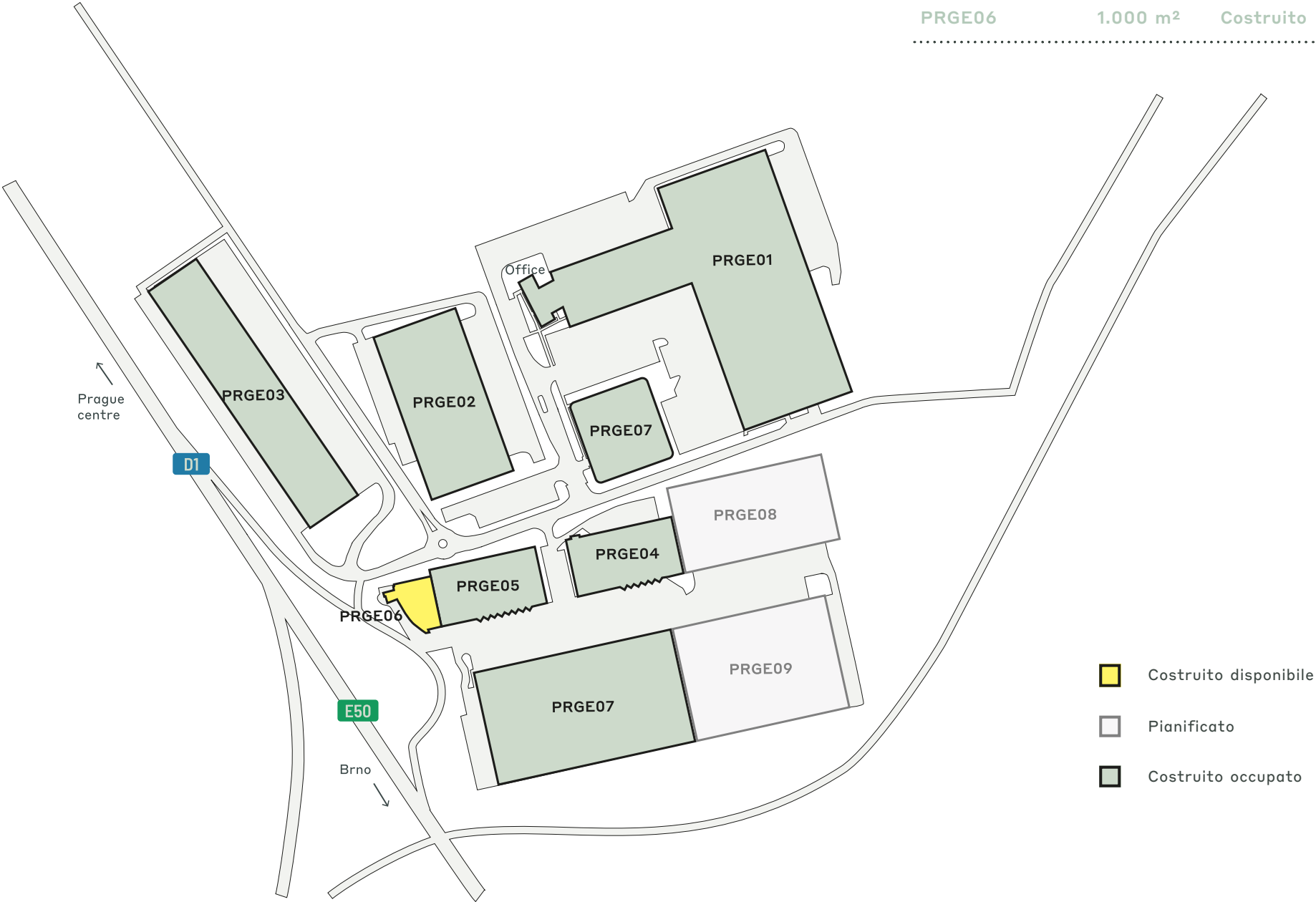
- ▶ Directly on the intersection of D1 highway (Prague - Brno - Vienna/Ostrava) and Prague ringroad
- ▶ Ample land available for future development - built-to-suit
- ▶ Available skilled labour, with 1.2 million residents in Prague and local towns
- ▶ 30 min to Prague International Airport



The most exposed industrial
park in the Czech Republic

DISPONIBILITÀ E CONSEGNA

PRGE09	12.791 m ²	Pianificato
PRGE08	9.648 m ²	Pianificato
PRGE06	1.000 m ²	Costruito



DATI CHIAVE DEL PARCO

CTPark Prague East



PRONTO PER
L'ENERGIA
SOLARE



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



RICARICA
ELETTRICA

DISPONIBILI ORA

1.000 m²

OPPORTUNITÀ DI SVILUPPO

22.439 m²

AREA EDIFICATA

74.450 m²

SUPERFICIE TOTALE

20,62 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

Raben

Intercars

XXXLutz

INDUSTRIE NEL PARCO

35% 3PL

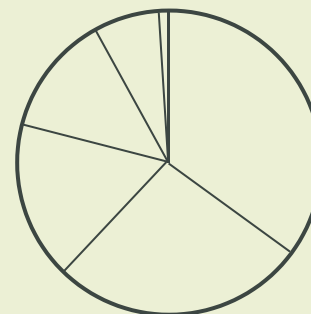
27% Commercio Al Dettaglio

17% Produzione

13% Commercio All'ingrosso

7% Servizi

1% 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



Ivana Podobová
Business Developer, Bohemia
Region

ivana.podobova@ctp.eu

CONTATTAMI