



CTPark Prague West



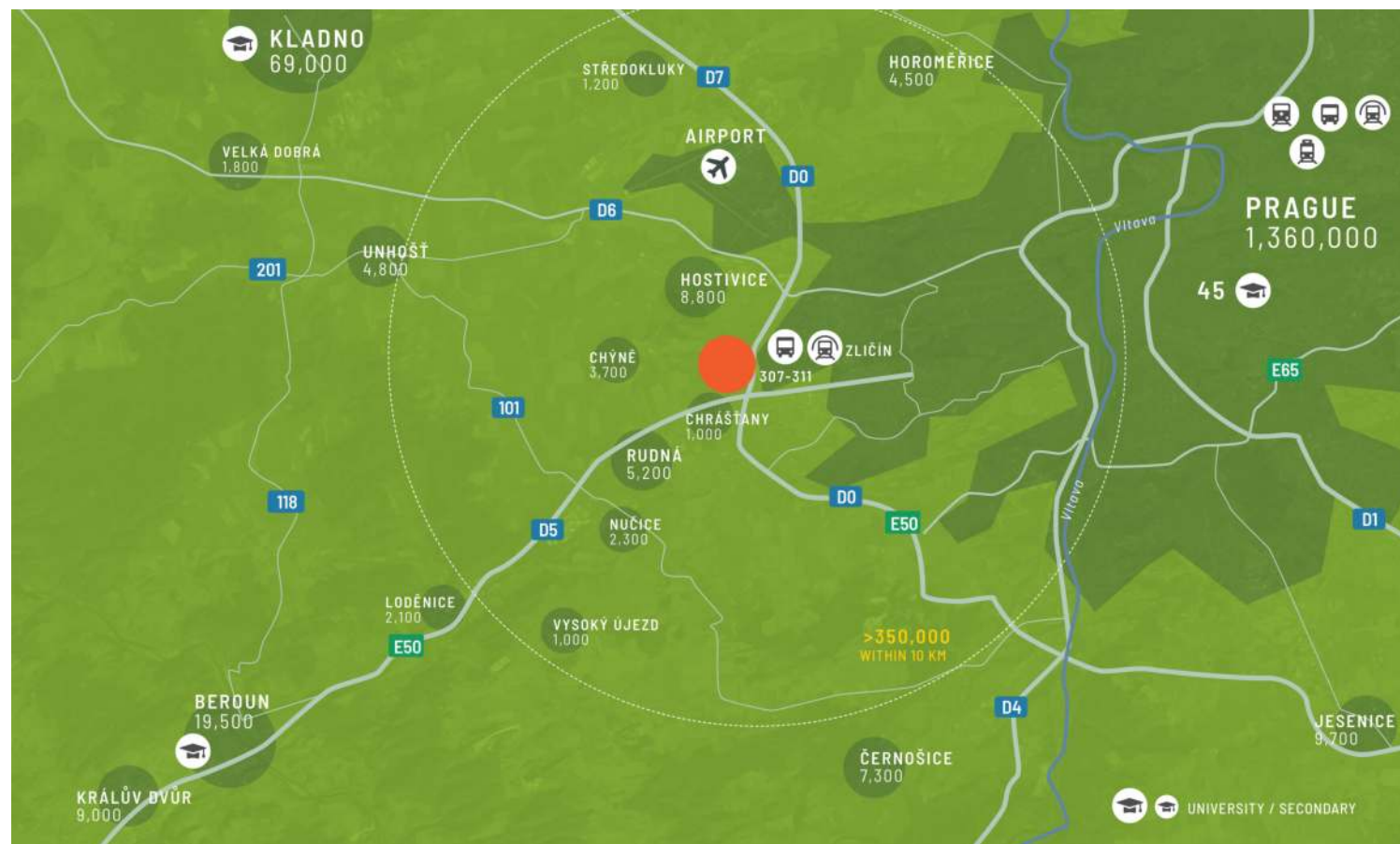
ctp

CZ

## Major junction of Western and CEE market

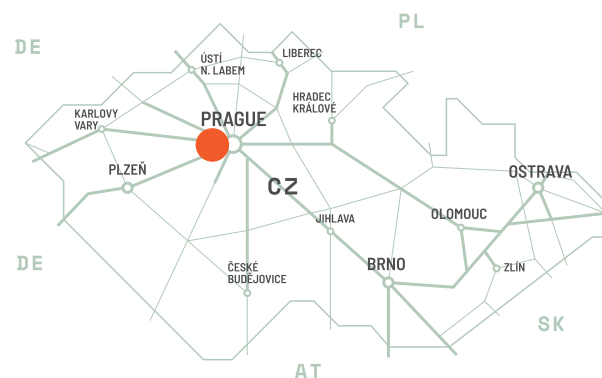
Located within Prague's borders, CTPark West is a strategic industrial hub in Central Europe. Direct access to the D5 motorway towards Munich and the D0 Prague ring road connects it to key European destinations, positioning your business in a dynamic economic center ideal for continental expansion.

- ▶ One of the best locations in Prague with direct access to the D5 highway connecting the city with Germany.
- ▶ Connection to northern Germany, Austria and CEE via the adjacent Prague ring road.
- ▶ In the heart of the 7th richest region in the EU with cca 2 million people.
- ▶ Strong industrial tradition with skilled and educated workforce in the area.



### GRANDI CITTÀ

Prague International Airport	10 km
Prague City Centre	15 km
Plzeň	75 km
Dresden	160 km
Nuremberg	270 km



## TOP location in the CEE

In its immediate vicinity, CTPark West near Chrastany excels in accessibility and convenience. Situated at a major Czech motorway junction with nearby metro and regional bus stations, it offers efficient distribution and commuting solutions, blending urban amenities with strategic industrial advantages.

### CARATTERISTICHE DEL PARCO

- ▶ Ideal location on the Prague ringroad and D5 motorway
- ▶ Nearby Prague offers a skilled and available workforce
- ▶ Public transport links to nearby Prague metro system
- ▶ Minutes from high population density



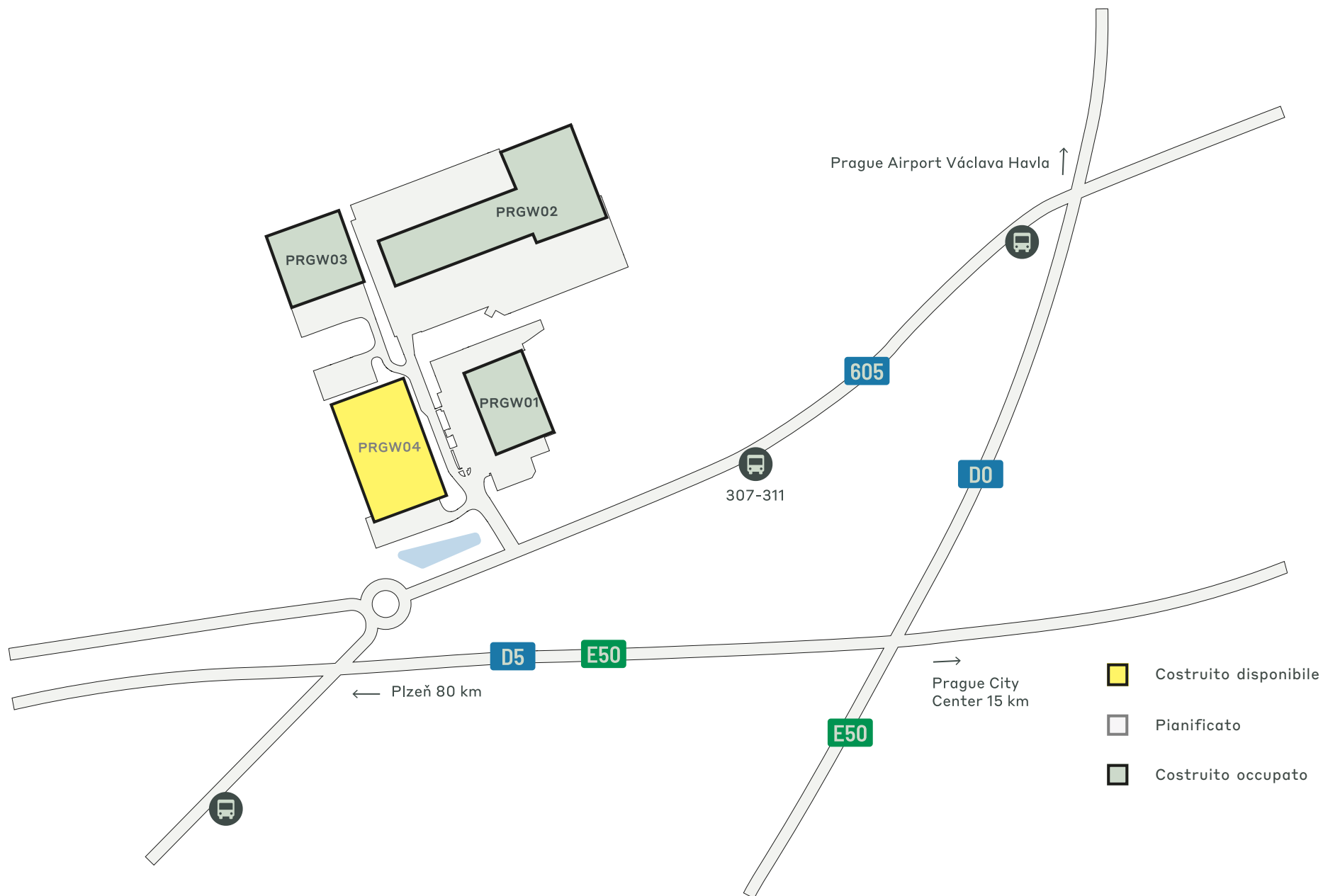
# The most convenient development in Prague

## DISPONIBILITÀ E CONSEGNA

PRGW04

8.794 m<sup>2</sup>

Costruito



## DATI CHIAVE DEL PARCO

# CTPark Prague West



PIANIFICATO



RICICLO  
DELL'ACQUA



RICARICA  
ELETTRICA



2 KM



1,5 KM



ARCHITETTURA  
DEL PAESAGGIO

## DISPONIBILI ORA

8.794 m<sup>2</sup>

## OPPORTUNITÀ DI SVILUPPO

0 m<sup>2</sup>

## AREA EDIFICATA

32.896 m<sup>2</sup>

## SUPERFICIE TOTALE

3,42 ha

## INVESTITORI DEL PARCO E NELLE VICINANZE

IBM

Siemens

SAP

Accenture

Amazon

Honeywell

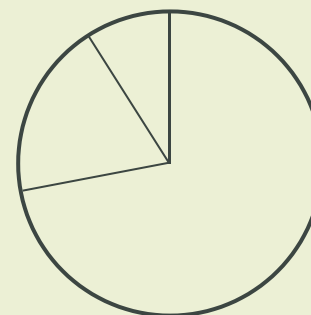
Red Hat

## INDUSTRIE NEL PARCO

72% 3PL

19% Produzione

9% Commercio All'ingrosso



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