



ctp

CTPark Prešov North



SK

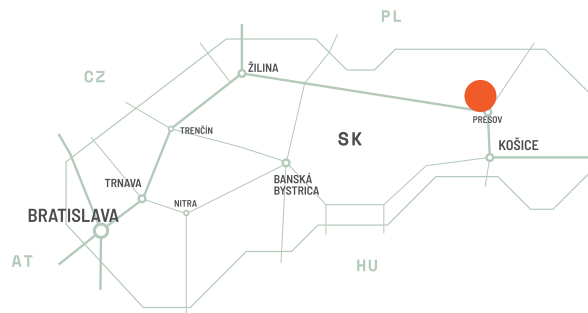
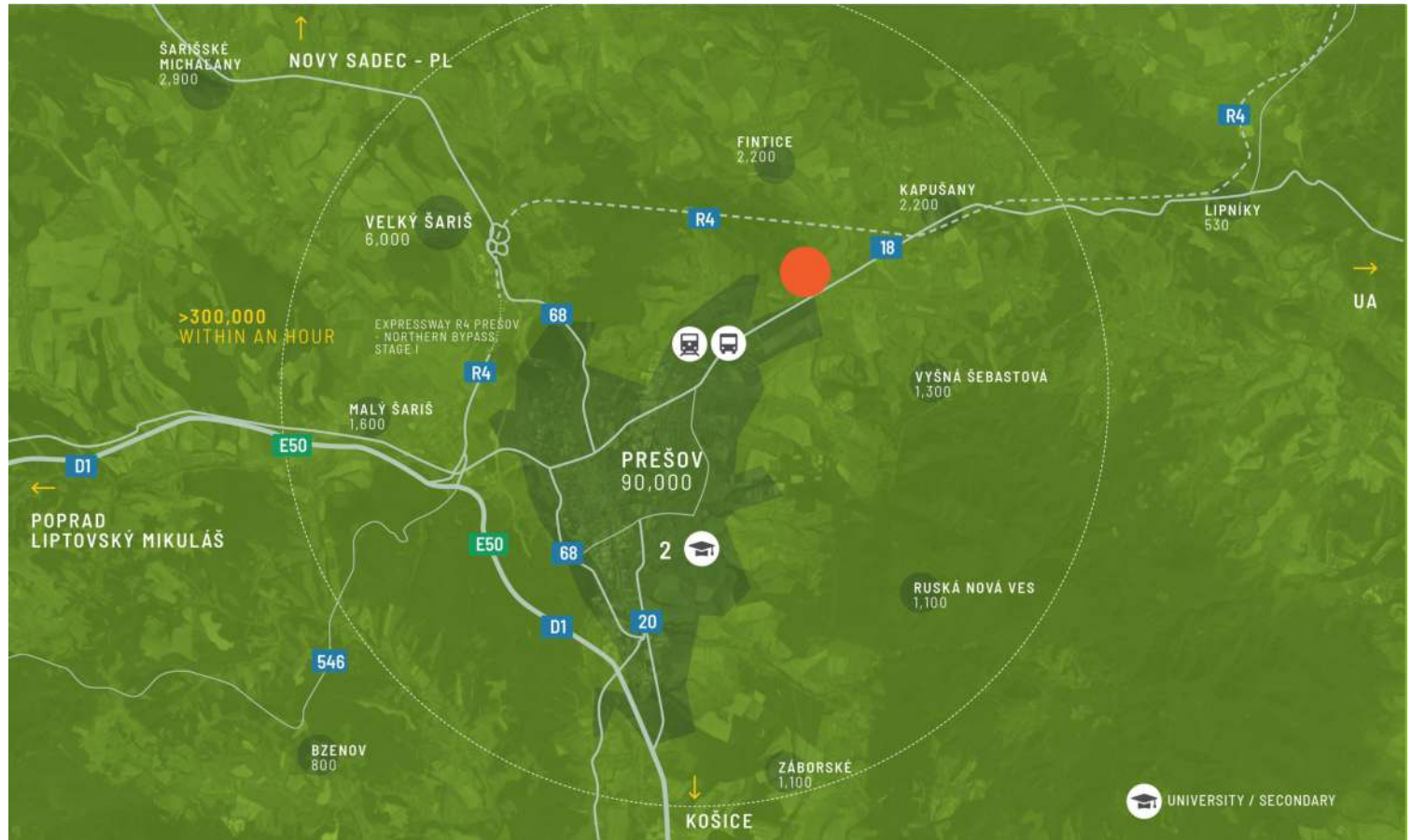
Robust manufacturing infrastructure

CTPark Prešov is strategically positioned in Prešov, the third-largest city in Slovakia, known for its captivating history and vibrant contemporary life. It is one of the oldest royal towns in Slovakia, nowadays serving as the metropolis of the north-eastern Slovakia. The strategic location of Prešov ensures excellent transportation connections throughout the country. Moreover, its proximity to Poland, just 70 kilometers away, makes it an ideal hub for cross-border cooperation and trade, expanding business opportunities. The region has a strong industrial tradition, supporting various sectors from manufacturing to technology. The city of Prešov boasts a population of approximately 90,000, with 70% falling within the productive age range. With two technical universities in the vicinity, businesses have the opportunity to tap into a pool of skilled and educated individuals.

- ▶ Competitive labor cost
- ▶ Unemployment 8,5%
- ▶ 50% investment aid intensity available
- ▶ Ongoing development of road infrastructure in the region; 4.3 km long R4 bypass was opened in 09/2023, with construction currently underway for an additional 10.2 km of road

GRANDI CITTÀ

Košice	35 km	45 min
international airport		
Rzeszów	170 km	3hrs



Industrial park promoting local workforce

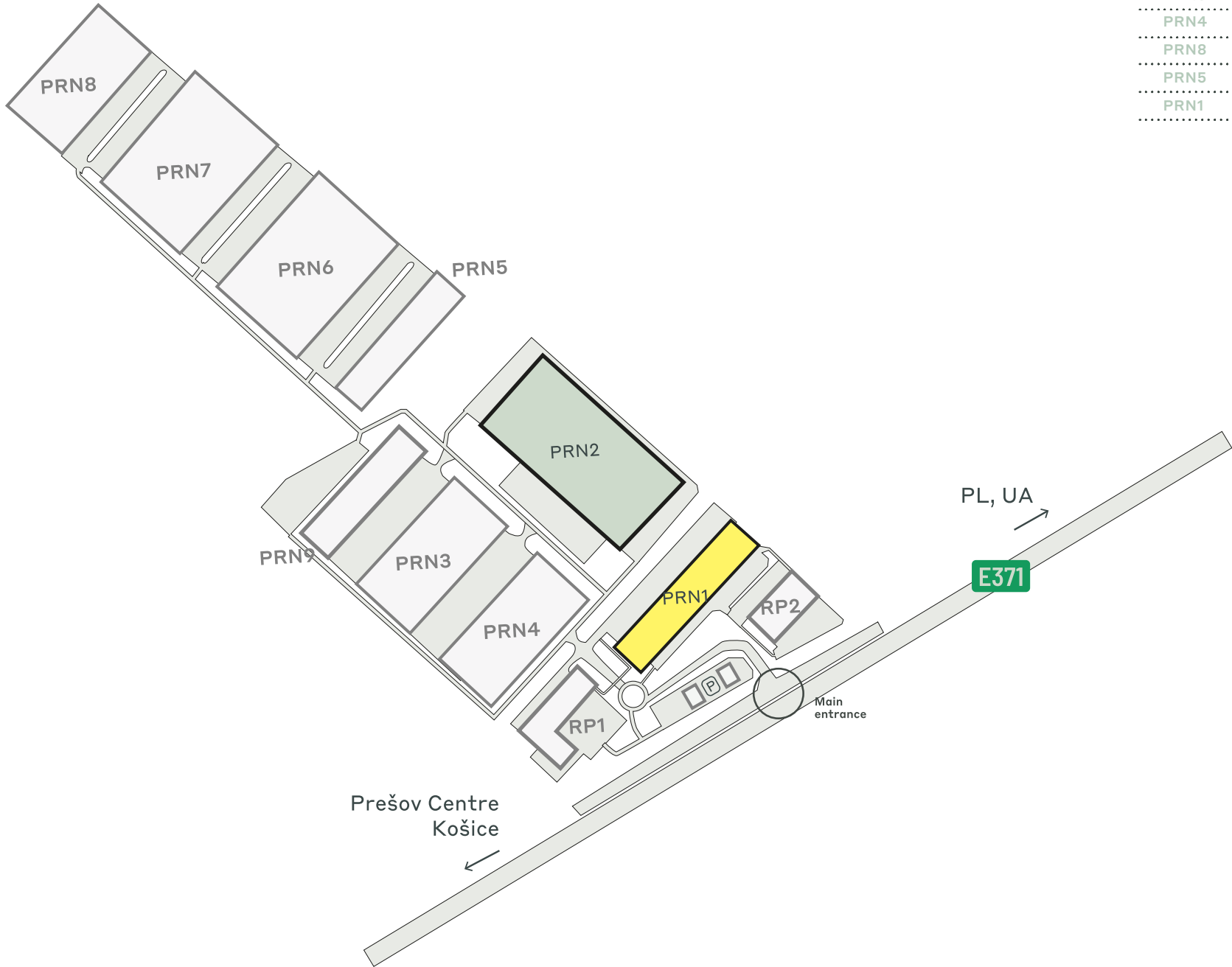
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CARATTERISTICHE DEL PARCO

- ▶ Elegante paesaggio naturale
- ▶ Pronto per l'energia solare
- ▶ Ritenzione e riutilizzo dell'acqua






Espandersi con fiducia



DISPONIBILITÀ E CONSEGNA

PRN6	29.655 m ²	Pianificato
PRN7	27.917 m ²	Pianificato
PRN3	18.663 m ²	Pianificato
PRN4	18.663 m ²	Pianificato
PRN8	17.501 m ²	Pianificato
PRN5	9.994 m ²	Pianificato
PRN1	2.965 m ²	Costruito

-  Costruito disponibile
-  Pianificato
-  Costruito occupato

DATI CHIAVE DEL PARCO

CTPark Prešov North



5.7 KM



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



AUTOBUS /
TRASPORTO
PUBBLICO



3.3 KM



3.2 KM



8 KM

DISPONIBILI ORA

2.965 m²

OPPORTUNITÀ DI SVILUPPO

122.393 m²

AREA EDIFICATA

11.375 m²

SUPERFICIE TOTALE

43,54 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

FTE Automotive

WHIRLPOOL

Tatravagonka

STD DONIVO

KE Prešov Elektrik

Magnetti Marelli

U-Shin

Yazati Wiring Technologies

BSH Drives and Pumps

U.S.Steel Košice

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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Eastern Slovakia Region

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CONTATTAMI