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CTPark Prešov South

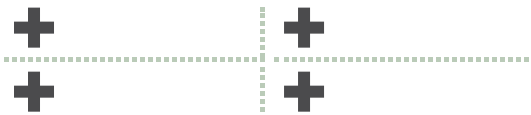


SK

Strong local industrial tradition

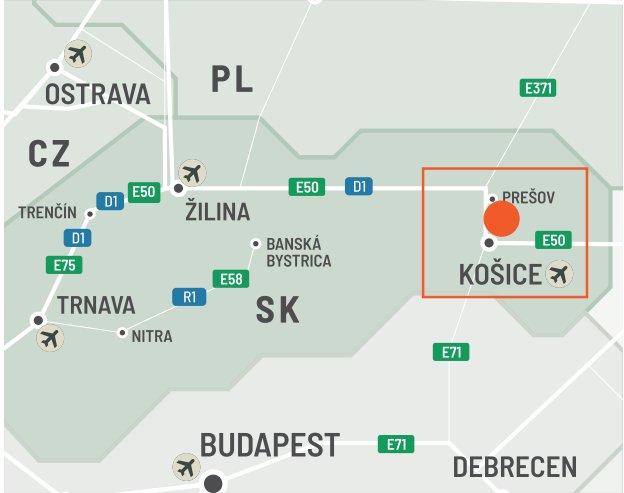
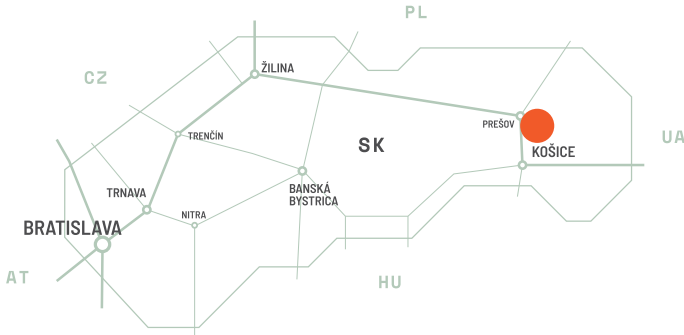
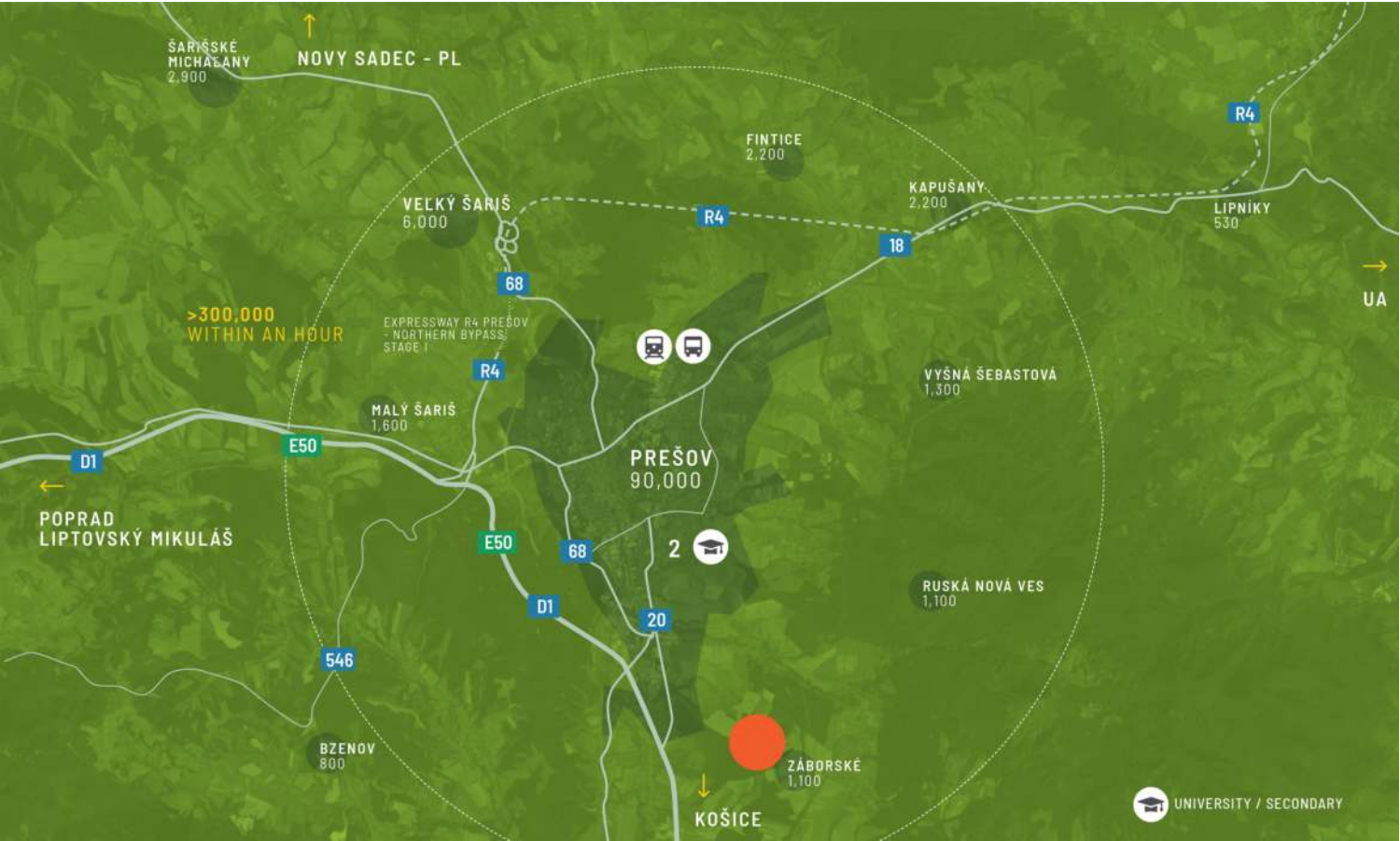
CTPark Prešov South is strategically positioned in Prešov, Slovakia's third-largest city, boasting excellent connectivity through a nearby motorway. It offers seamless access to major hubs, such as Košice (40km), Žilina /Martin's automotive cluster (200km), and Poland (70km). The location is further enriched by the presence of technical universities and a skilled workforce, making it an ideal choice for logistics and high-tech production companies. Key advantages of this area include a population of approximately 85,000 residents in Prešov, with 70% in the productive age group, competitive labor costs, a diversified local economy with a strong industrial heritage and the highest available level of state aid. The region of Eastern Slovakia has witnessed substantial foreign direct investment, highlighting the region's economic potential.

- ▶ 92,000 people in Prešov - 12,500 students
- ▶ Diverse economy, industrial tradition
- ▶ High level of FDI



GRANDI CITTÀ

Prešov centre	7 km	couple mins
Košice	32 km	20 min
Poprad	88 km	50 min
Kraków	220 km	3hrs



Largest industrial zone in the region

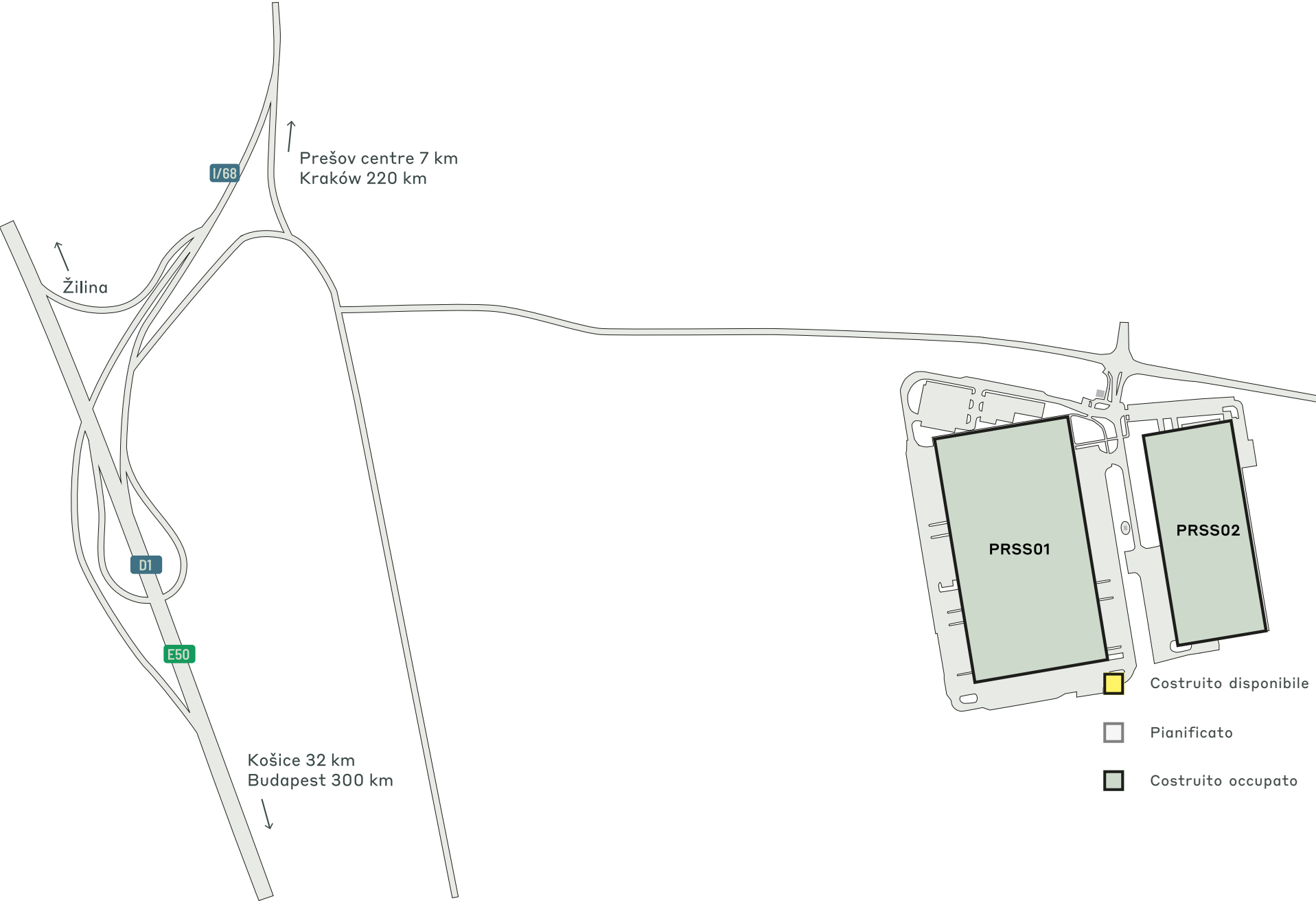
CTPark Prešov South boasts excellent connectivity, with easy access to Slovakia's main east-west highway, the D1. The region is continually enhancing its road infrastructure, with the recent opening of the 4.3 km long R4 Prešov bypass in September 2023, and ongoing construction work on an additional 10.2 km of road. Prešov benefits from a well-established transportation network, including a railway line and bus transportation services. Furthermore, the area is conveniently served by two international airports: Košice International Airport, located 40 km away, and Poprad-Tatry Airport, situated at a distance of 85 km.

CARATTERISTICHE DEL PARCO

- ▶ Strutture di classe A su larga scala
- ▶ Right next to the Prešov City Ring Road
- ▶ On Via Carpatia
- ▶ Košice - Slovakia's second largest city (pop. 235,000) - 30 km



Road network Accessibility



DATI CHIAVE DEL PARCO

CTPark Prešov South



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



RICARICA
ELETTRICA



2 KM

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

0 m²

AREA EDIFICATA

60.480 m²

SUPERFICIE TOTALE

6,05 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

Lidl

Geis

INDUSTRIE NEL PARCO

60% Commercio Al Dettaglio

26% 3PL

12% Commercio All'ingrosso

2% Produzione



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