

CTPark Sibiu



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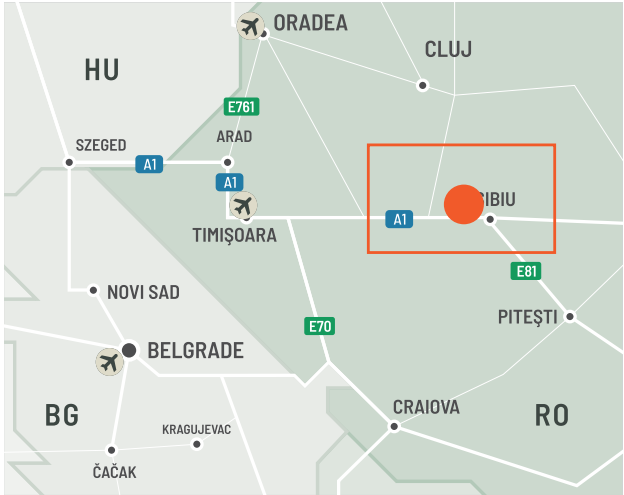
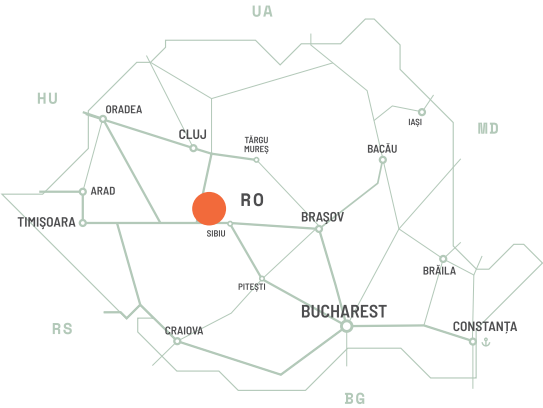
# Unlocking Opportunities for Success

CTPark Sibiu offers numerous advantages for businesses and industries. Its strategic location in the heart of Romania provides easy access to both domestic and European markets. The city benefits from excellent transport connectivity, skilled workforce, and an established industrial cluster, fostering collaboration and resource-sharing. The Romanian government's support, access to utilities, and proximity to suppliers further enhance the park's appeal. Additionally, Sibiu's academic and research institutions promote innovation, while its high quality of life and cultural attractions attract skilled professionals and investors to the region. Overall, Sibiu is a promising location for an industrial park, providing a solid foundation for industrial success and growth.

- ▶ Nearby strong technical university
- ▶ 40% of regional population employed in industry
- ▶ Multilingual region: German, Romanian, Hungarian, English
- ▶ Modern airport with direct flights to various cities

GRANDI CITTÀ

Sibiu	8,5 km	10 min
International Airport		
Sibiu Centre	16 km	15 min
Bucarest	267 km	4h 30min
Timișoara	263 km	3h





## An Ideal Industrial Hub at the Crossroads of Europe

CTPark Sibiu, strategically positioned between Bucharest (267 km) and the Hungarian border (268 km), lies in an area with a rich industrial heritage in Romania. The city of Sibiu is home to 148,000 inhabitants, with 40% employed in industrial activities. The park enjoys close proximity to two major European routes, E68 and E81, and is conveniently located off the A1 motorway, linking Sibiu to the Hungarian border. The region's multilingual nature makes CTPark Sibiu an ideal choice for companies engaged in light manufacturing, logistics, as well as office and R&D operations.

### CARATTERISTICHE DEL PARCO

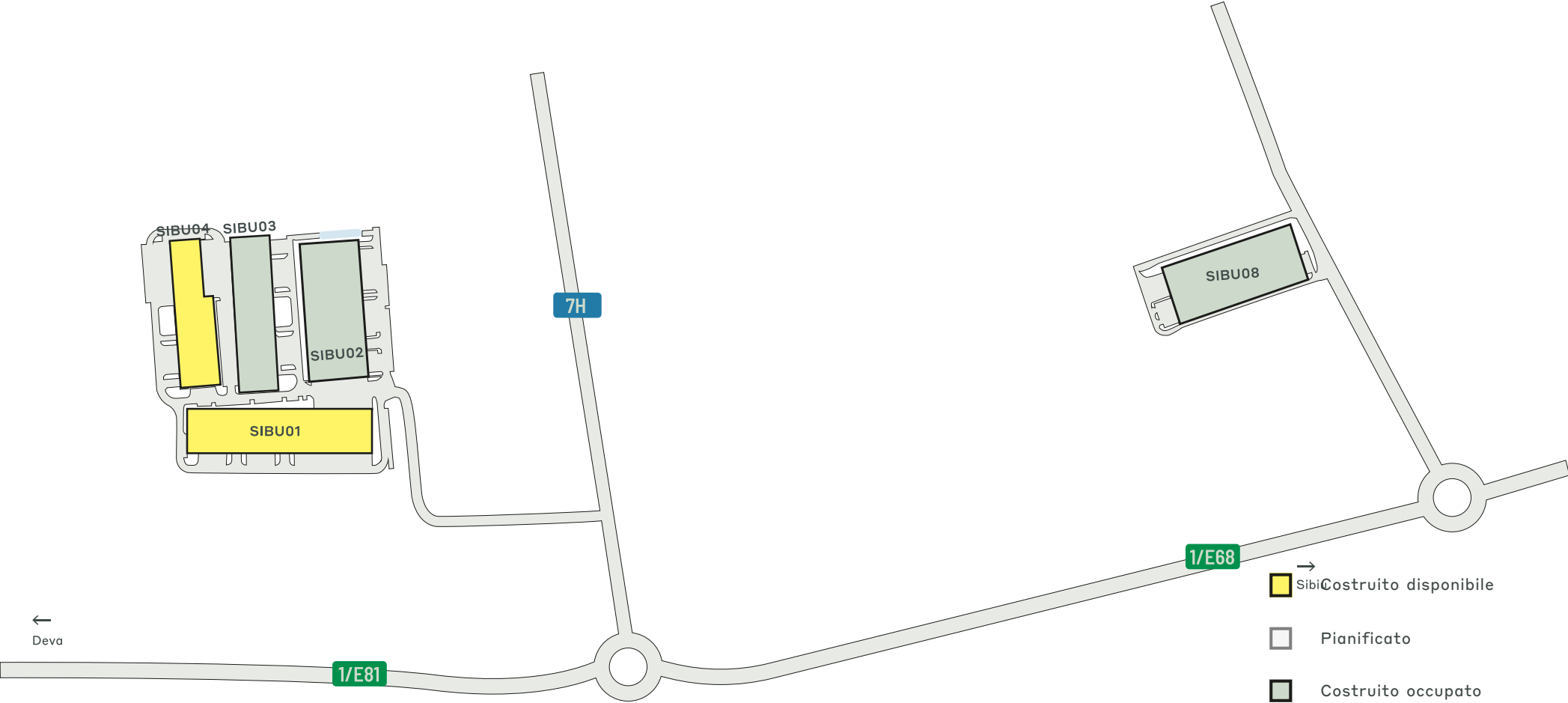
- ▶ Multilingual region (German, Romanian, Hungarian, English)
- ▶ 40% of regional population employed in industry
- ▶ Modern airport with direct flights to various cities in Europe
- ▶ Ideally situated on the main road connecting the airport and Sibiu industrial zone



# Strategic Layout for Industrial Success

DISPONIBILITÀ E CONSEGNA

SIBU03	9.500 m <sup>2</sup>	In Costruzione
SIBU04	5.423 m <sup>2</sup>	Costruito
SIBU01	635 m <sup>2</sup>	Costruito



DATI CHIAVE DEL PARCO

# CTPark Sibiu



RICICLO  
DELL'ACQUA



ARCHITETTURA  
DEL PAESAGGIO



3 KM



500 M

DISPONIBILI ORA

**6.058 m<sup>2</sup>**

OPPORTUNITÀ DI SVILUPPO

**9.500 m<sup>2</sup>**

AREA EDIFICATA

**48.707 m<sup>2</sup>**

SUPERFICIE TOTALE

**11,54 ha**

INVESTITORI DEL PARCO E NELLE  
VICINANZE

Grupo Antolin

ALTEX

Van Moer Logistics

Continental

Marquardt

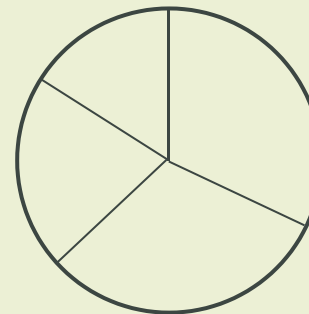
INDUSTRIE NEL PARCO

**32%** Industria Automobilistica

**31%** Commercio Al Dettaglio

**21%** 3PL

**16%** 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