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ctp

CTPark Sofia East



BG

Regionální centrum pro jihovýchodní Evropu i mimo ni

Sofia (capital) is the biggest economy in the country. About 39% of Bulgaria's GDP is produced here. Sofia also attracts about half of the total investment in the country. City offers the most diversified and active labor market with combination of high skilled workforce, foreign languages proficiency and efficient cost of labor. Education wise, Sofia offers the greatest number of schools of all types and educational levels. 51 accredited universities in the country are in Sofia. Apart from an educated work force, Sofia also has the best infrastructure connectivity to offer. The city is one of the main railway hubs in the country. It is interconnected with three European transport corridors and the starting point of several motorways that connect the capital with the Black Sea coast, Turkey, Greece and Serbia. Sofia also accommodates the busiest international airport in Bulgaria. The total capacity of the cargo terminals is 20 000 tons annually, and that of the passenger terminals is 4.6 m. passengers annually.

- Pozemek k budoucí zástavbě - vestavba na míru
- Přímý přístup a vysoká viditelnost z a na Ring Road
- Spojení s dálnicemi A1, A2, A3 a A6 do středního Bulharska, Černého moře, Makedonie a Srbska
- Maloobchodní park, restaurace a čerpací stanice v blízkosti



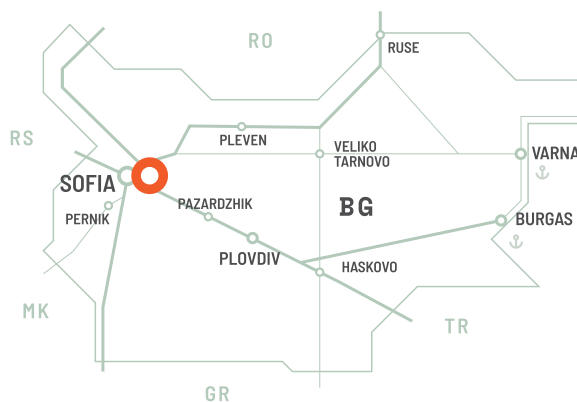
1,5 KM



1 KM



2 KM

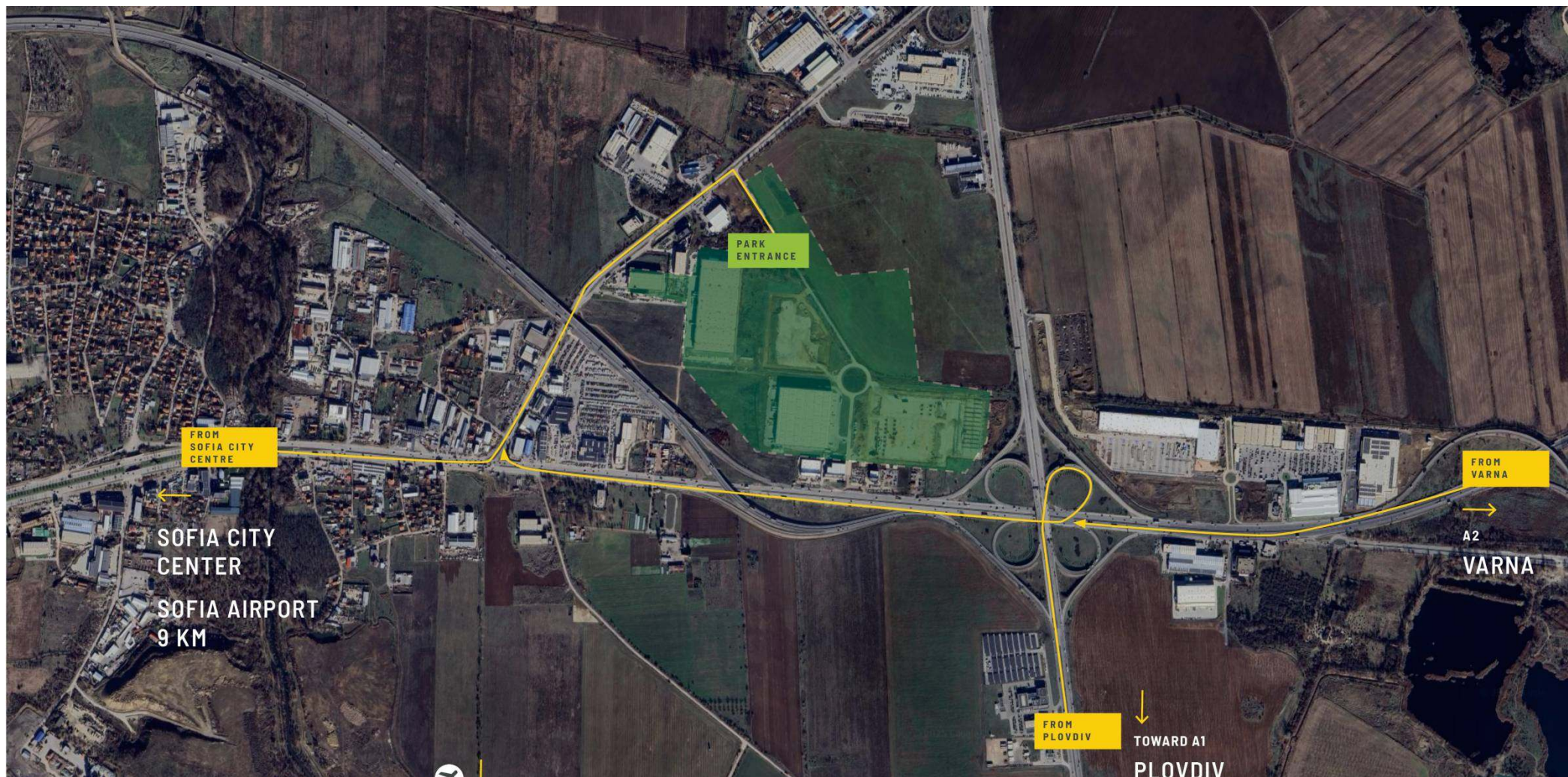


Hodnotné umístění reklamy pro logistiku

CTPark Sofia East tenants benefit from its convenient location for logistics - direct connection to four highways and only 20 minutes from Sofia International Airport and city center. Direct access from and to Ring Road

VLASTNOSTI PARKU

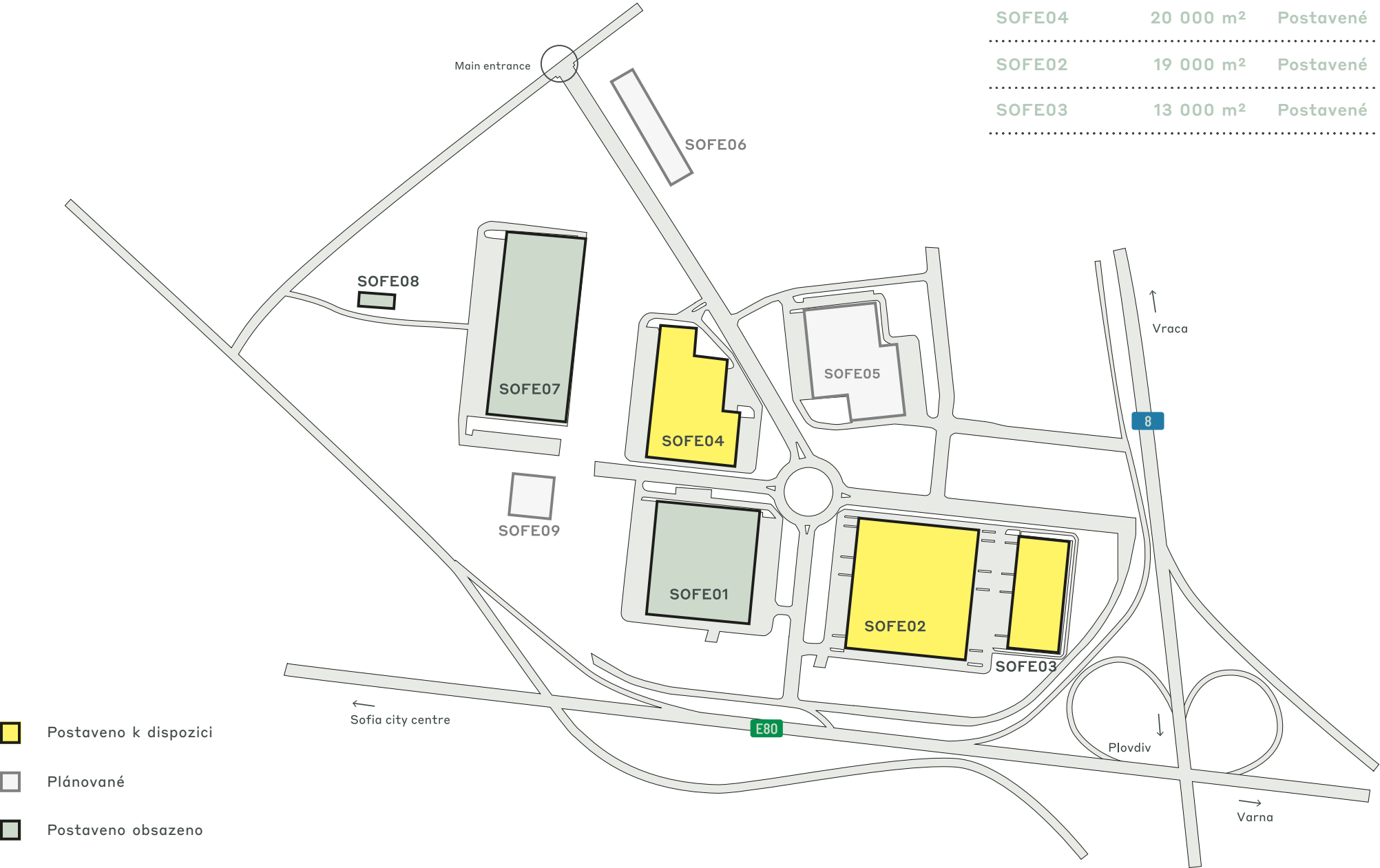
- ▶ Warehouses from 2,000 m² to over 20,000 m² in a single location.
- ▶ Suitable for logistics, light manufacturing, and e-commerce operations.
- ▶ Potential for expansion within the park in the coming years.
- ▶ Immediate proximity to Retail Park, Sofia Airport, and only 20 minutes from the city center.



Masterplánováno pro efektivitu podnikání

DOSTUPNOST A DODÁNÍ

SOFE06	27 500 m ²	V Plánu
SOFE05	23 000 m ²	V Plánu
SOFE04	20 000 m ²	Postavené
SOFE02	19 000 m ²	Postavené
SOFE03	13 000 m ²	Postavené



KLÍČOVÁ DATA PARKU

CTPark Sofia East



SOLAR READY



KRAJINÁŘSKÉ
ÚPRAVY



ČERPACÍ
STANICE



4,5 KM



VEŘEJNÁ
AUTOBUSOVÁ /
TRANZITNÍ
DOPRAVA



1,5 KM



11 KM

K DISPOZICI

52 000 m²

PŘÍLEŽITOST K ROZVOJI

50 500 m²

ZASTAVĚNÁ PLOCHA

95 830 m²

CELKOVÁ PLOCHA

28,47 ha

PARK A INVESTOŘI V OKOLÍ

Orbico Bulharsko

Quehenberger

Doručovací řešení

Maxima Bulharsko

Transkapitál

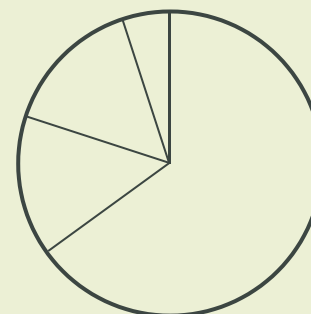
PRŮMYSLOVÁ ODVĚTVÍ V PARKU

65% Velkoobchod

15% Služby

15% 3PL

5% Maloobchod



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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KONTAKTUJTE NÁS