



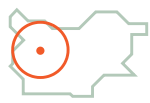
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38

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CTPark Sofia East



BG

Polo regionale per l'Europa sudorientale e oltre

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.

- ▶ Land available for future development - built-to-suit
- ▶ Direct access and high visibility from and to the Ring Road
- ▶ Connection with A1, A2, A3 and A6 Highways to Central Bulgaria, Black Sea, Macedonia and Serbia
- ▶ Retail park, restaurant and gas station nearby



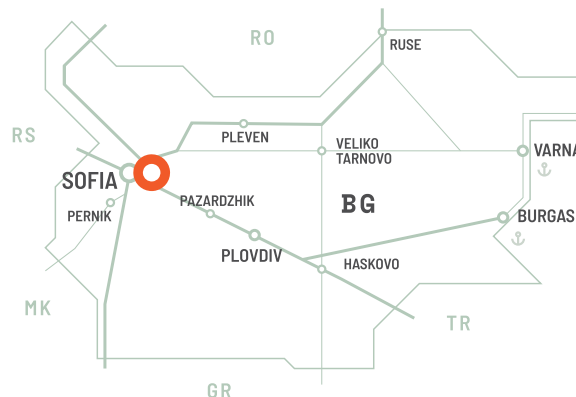
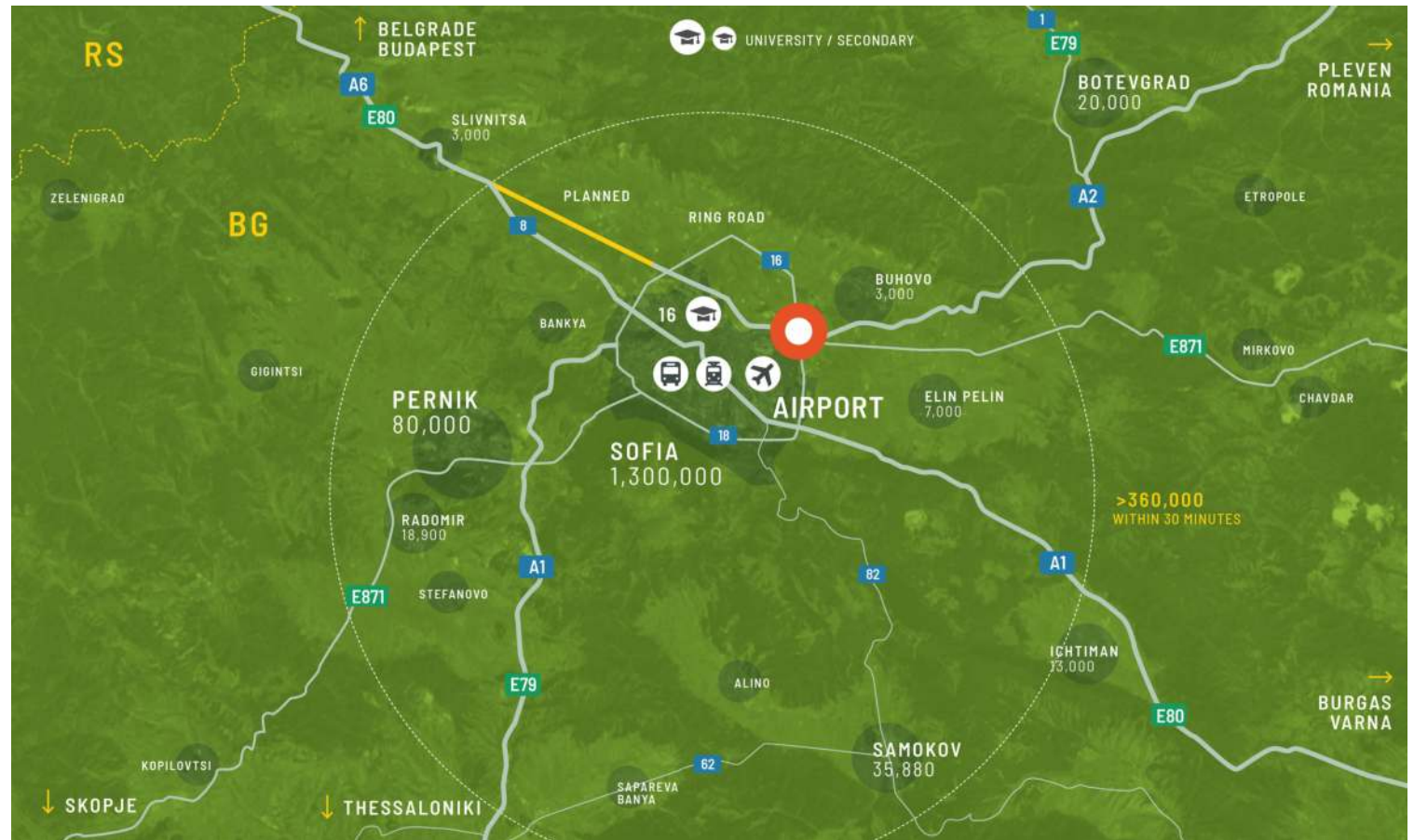
1,5 KM



1 KM



2 KM

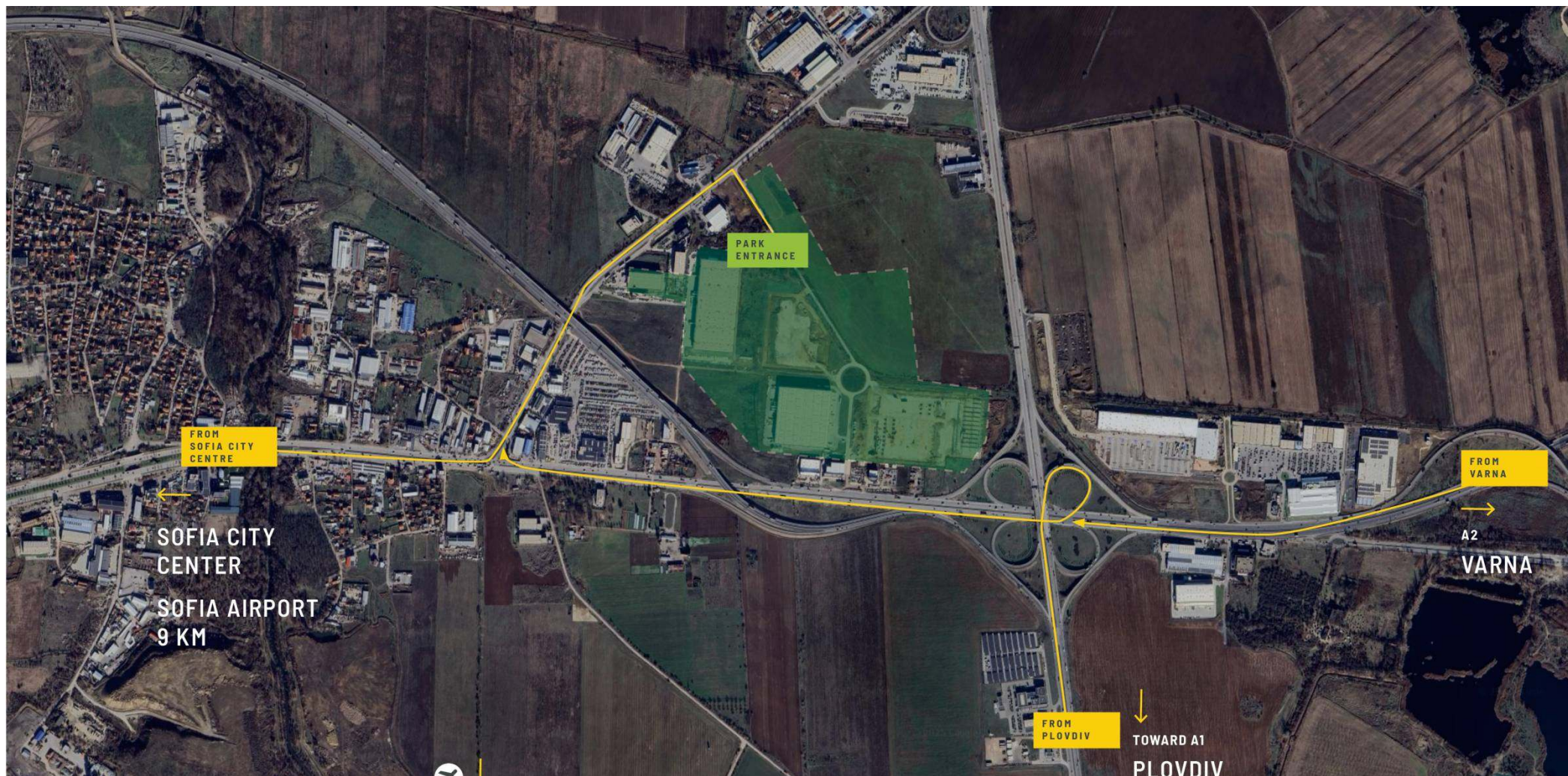


Value-ad location for logistics

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

CARATTERISTICHE DEL PARCO

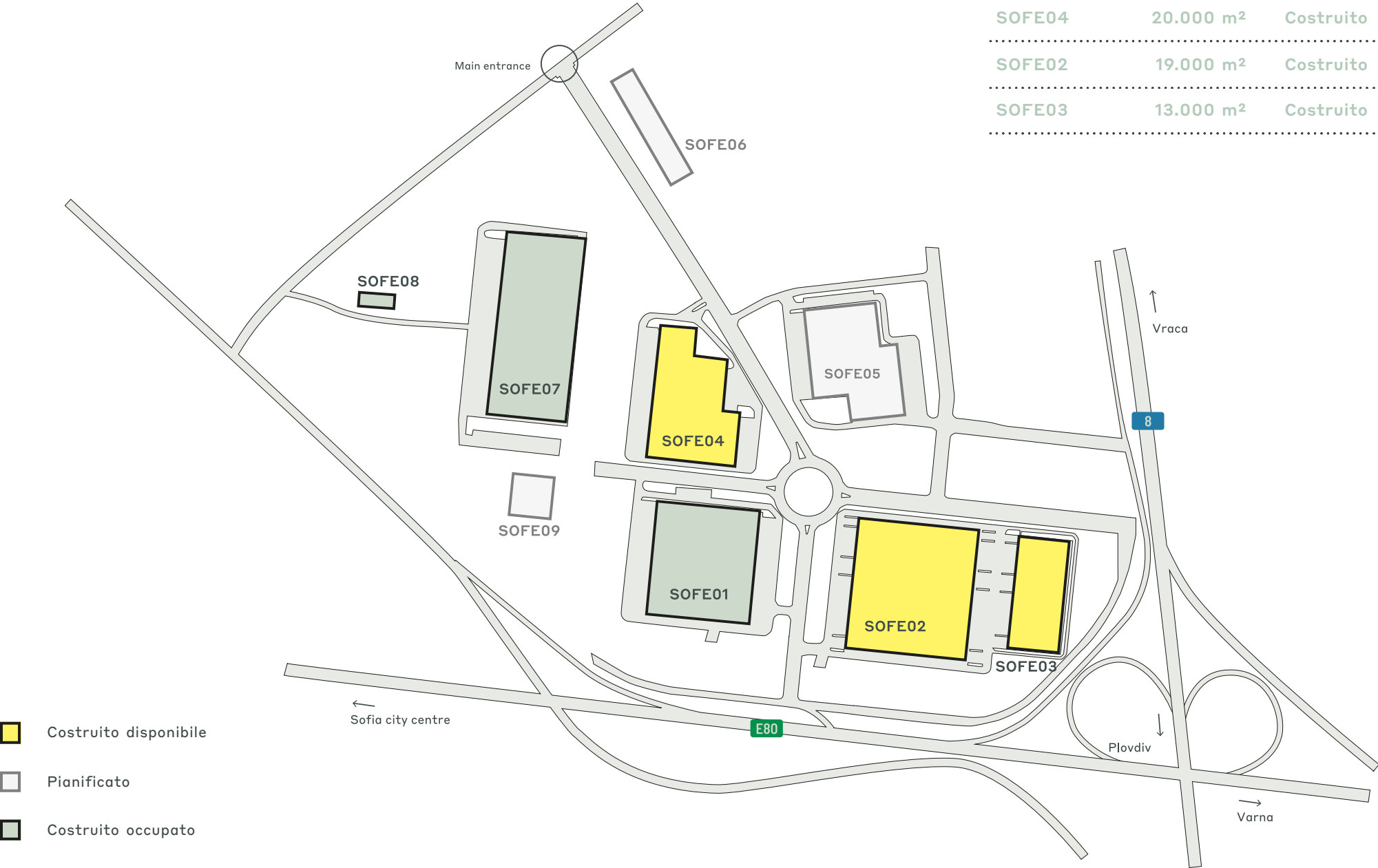
- ▶ Warehouses from 2,000 m² to over 20,000 m² in a single location.
- ▶ Suitable for logistics, light manufacturing, and e-commerce operations.
- ▶ Potential for expansion within the park in the coming years.
- ▶ Immediate proximity to Retail Park, Sofia Airport, and only 20 minutes from the city center.



Masterplanned for business
efficiency

DISPONIBILITÀ E CONSEGNA

SOFE06	27.500 m ²	Pianificato
SOFE05	23.000 m ²	Pianificato
SOFE04	20.000 m ²	Costruito
SOFE02	19.000 m ²	Costruito
SOFE03	13.000 m ²	Costruito



DATI CHIAVE DEL PARCO

CTPark Sofia East



PRONTO PER
L'ENERGIA
SOLARE



ARCHITETTURA
DEL PAESAGGIO



STAZIONE DI
SERVIZIO



4.5 KM



AUTOBUS /
TRASPORTO
PUBBLICO



1,5 KM



11 KM

DISPONIBILI ORA

52.000 m²

OPPORTUNITÀ DI SVILUPPO

50.500 m²

AREA EDIFICATA

95.830 m²

SUPERFICIE TOTALE

28,47 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

Orbico Bulgaria

Quehenberger

Delivery Solutions

Maxima Bulgaria

Transcapital

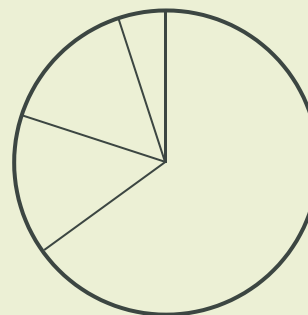
INDUSTRIE NEL PARCO

65% Commercio All'ingrosso

15% Servizi

15% 3PL

5% Commercio Al Dettaglio



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