



39

ctp

CTPark Sofia Est



BG

Hub regional pentru Europa de Sud-Est și nu numai

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.

- ▶ Teren disponibil pentru dezvoltare viitoare - construit pe măsură
- ▶ Acces direct și vizibilitate ridicată de la și către șoseaua de centură
- ▶ Conexiune cu autostrăzile A1, A2, A3 și A6 spre centrul Bulgariei, Marea Neagră, Macedonia și Serbia
- ▶ Parc comercial, restaurant și benzinărie în apropiere



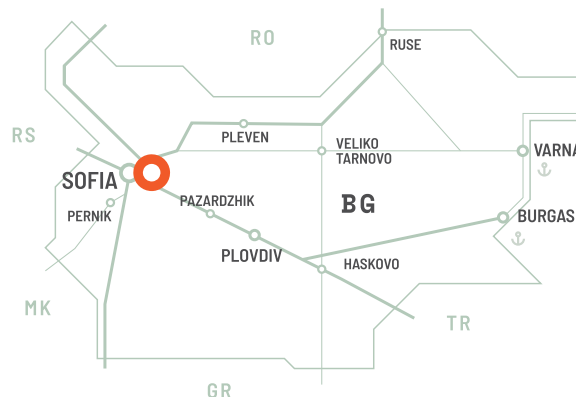
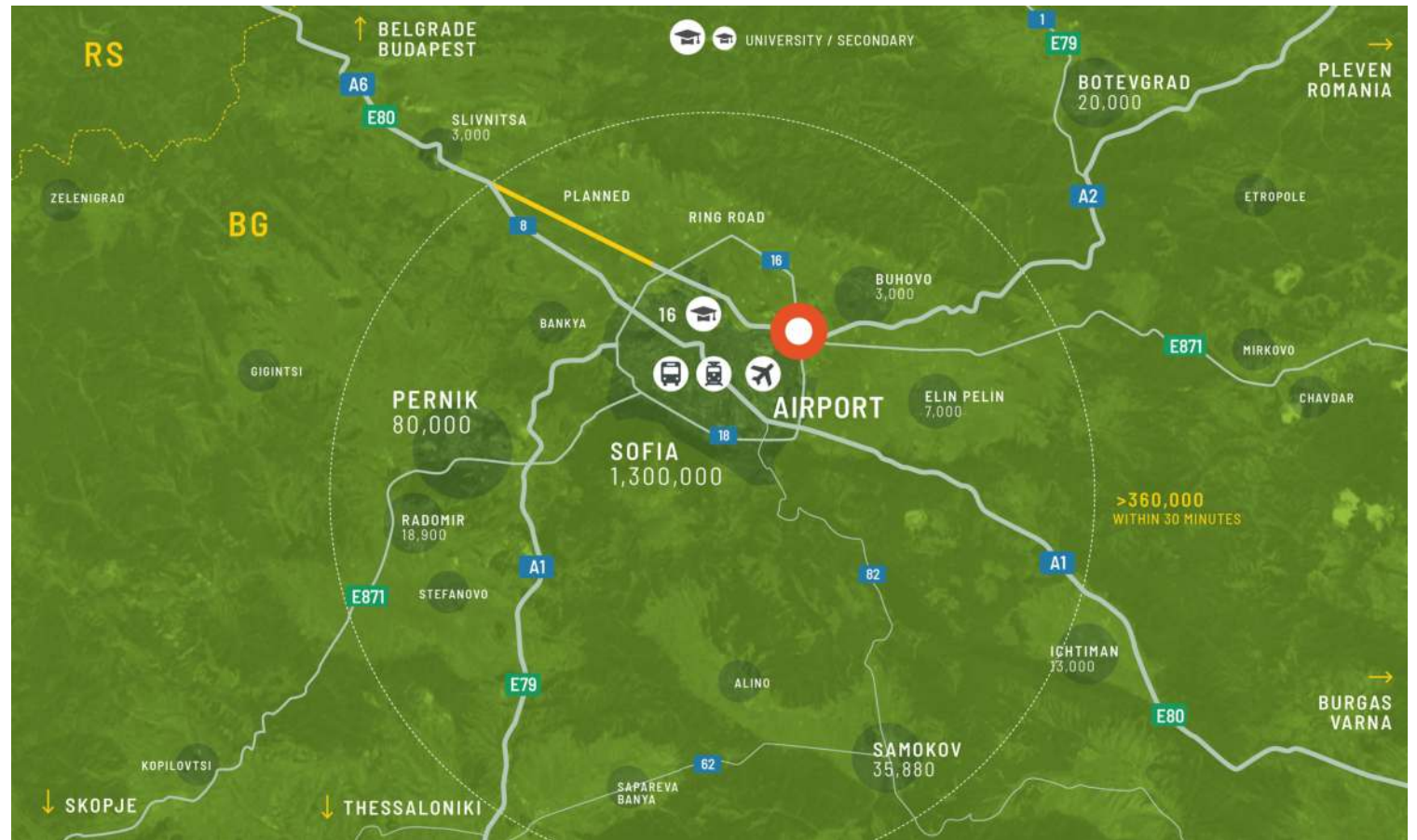
1,5 KM



1 KM



2 KM

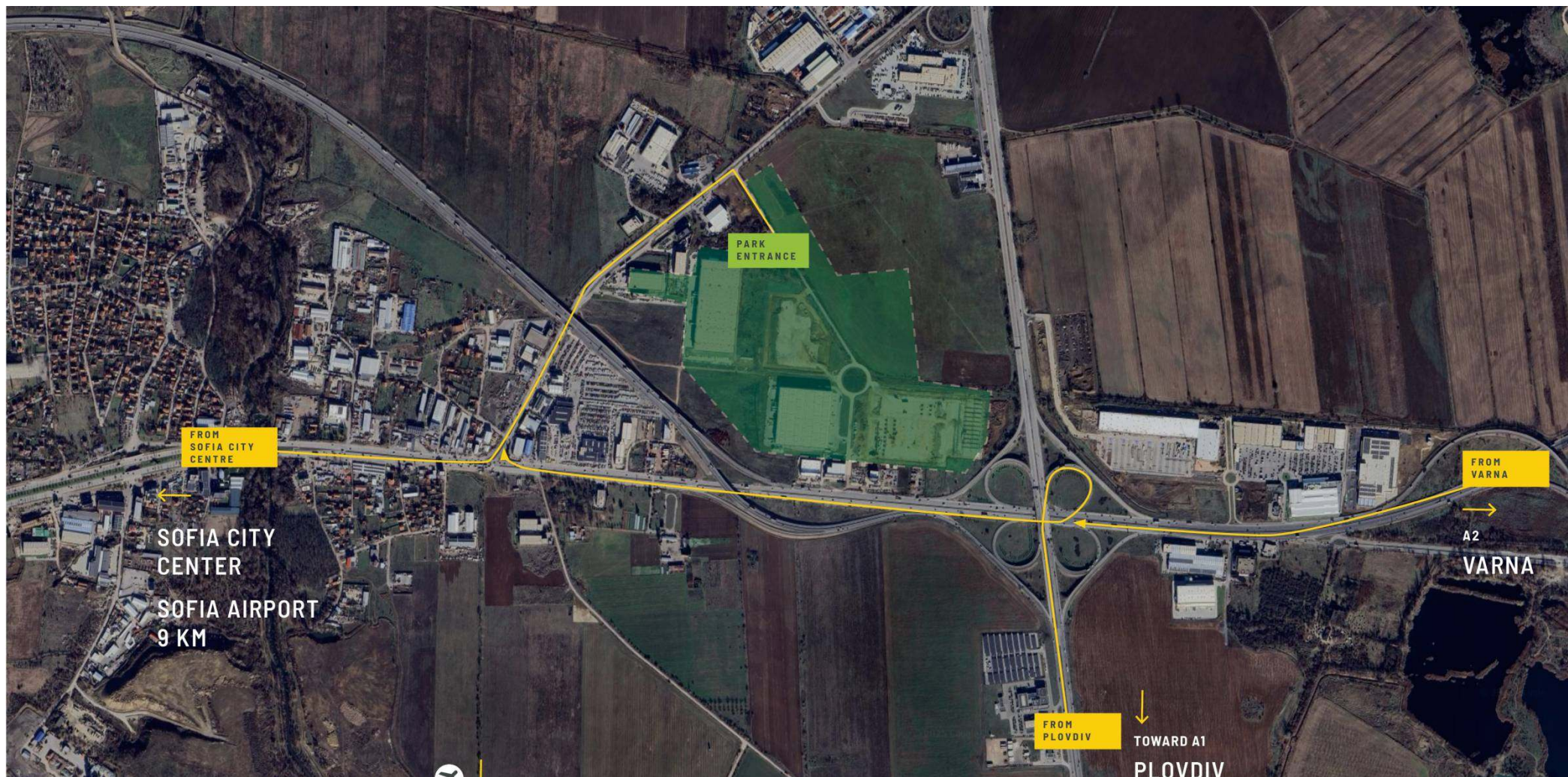


Locație cu valoare publicitară pentru logistică

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

CARACTERISTICILE PARCULUI

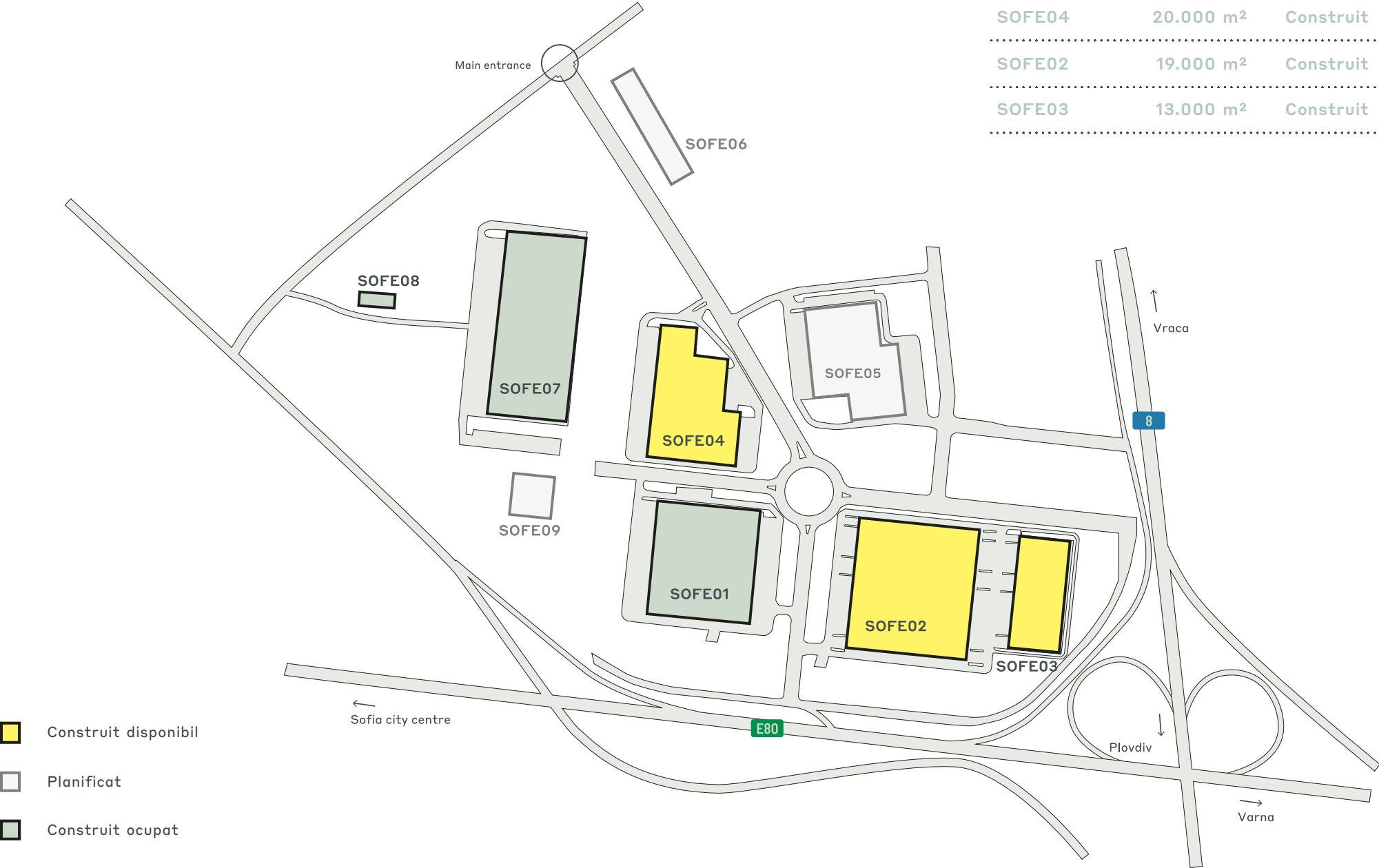
- ▶ Warehouses from 2,000 m² to over 20,000 m² in a single location.
- ▶ Suitable for logistics, light manufacturing, and e-commerce operations.
- ▶ Potential for expansion within the park in the coming years.
- ▶ Immediate proximity to Retail Park, Sofia Airport, and only 20 minutes from the city center.



Masterplanned pentru
eficiența afacerii

DISPONIBILITATE ȘI LIVRARE

SOFE06	27.500 m ²	Planificat
SOFE05	23.000 m ²	Planificat
SOFE04	20.000 m ²	Construit
SOFE02	19.000 m ²	Construit
SOFE03	13.000 m ²	Construit



DATE CHEIE ALE PARCULUI

CTPark Sofia Est



PREGĂTIT
SOLAR



PEISAGISTICĂ



BENZINĂRIE



4,5 KM



AUTOBUZ
PUBLIC /
TRANZIT



1,5 KM



11 KM

DISPONIBIL ACUM

52.000 m²

OPORTUNITATE DE DEZVOLTARE

50.500 m²

SUPRAFAȚA CONSTRUITĂ

95.830 m²

SUPRAFAȚA TOTALĂ

28,47 Ha

PARC ȘI INVESTITORI DIN
APROPIERE

Orbico Bulgaria

Quehenberger

Soluții de livrare

Maxima Bulgaria

Transcapital

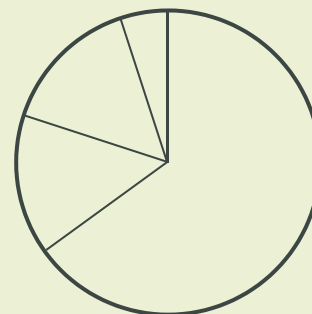
INDUSTRII ÎN PARC

65% Comerț Cu Ridicata

15% Servicii

15% 3PL

5% Comerț Cu Amănuntul



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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