

Регионално чвориште за југоисточну Европу и шире

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.

- ▶ Земљиште доступно за будући развој - изграђено по мери
- ▶ Директан приступ и велика видљивост са и на Кружницу
- ▶ Веза са аутопутевима А1, А2, А3 и А6 ка Централној Бугарској, Црном мору, Македонији и Србији
- ▶ Малопродајни парк, ресторан и бензинска пумпа у близини



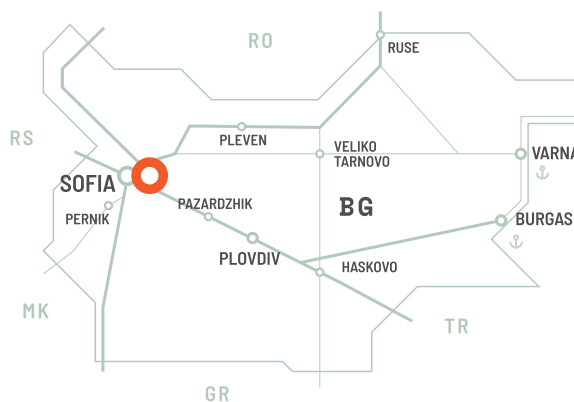
1,5 KM



1 KM



2 KM

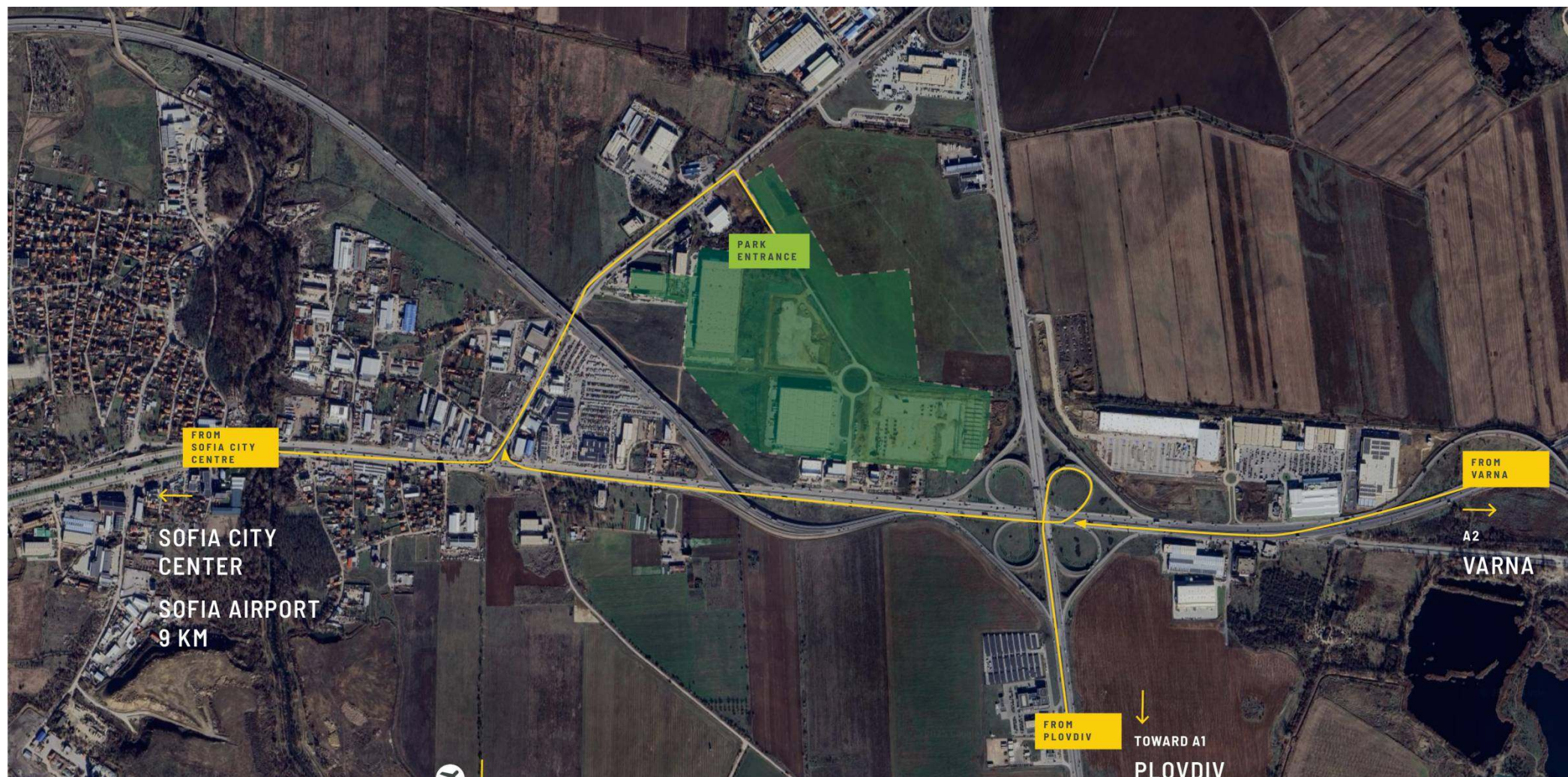


Локација огласа са вредношћу за логистику

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

ПАРК ФЕАТУРЕС

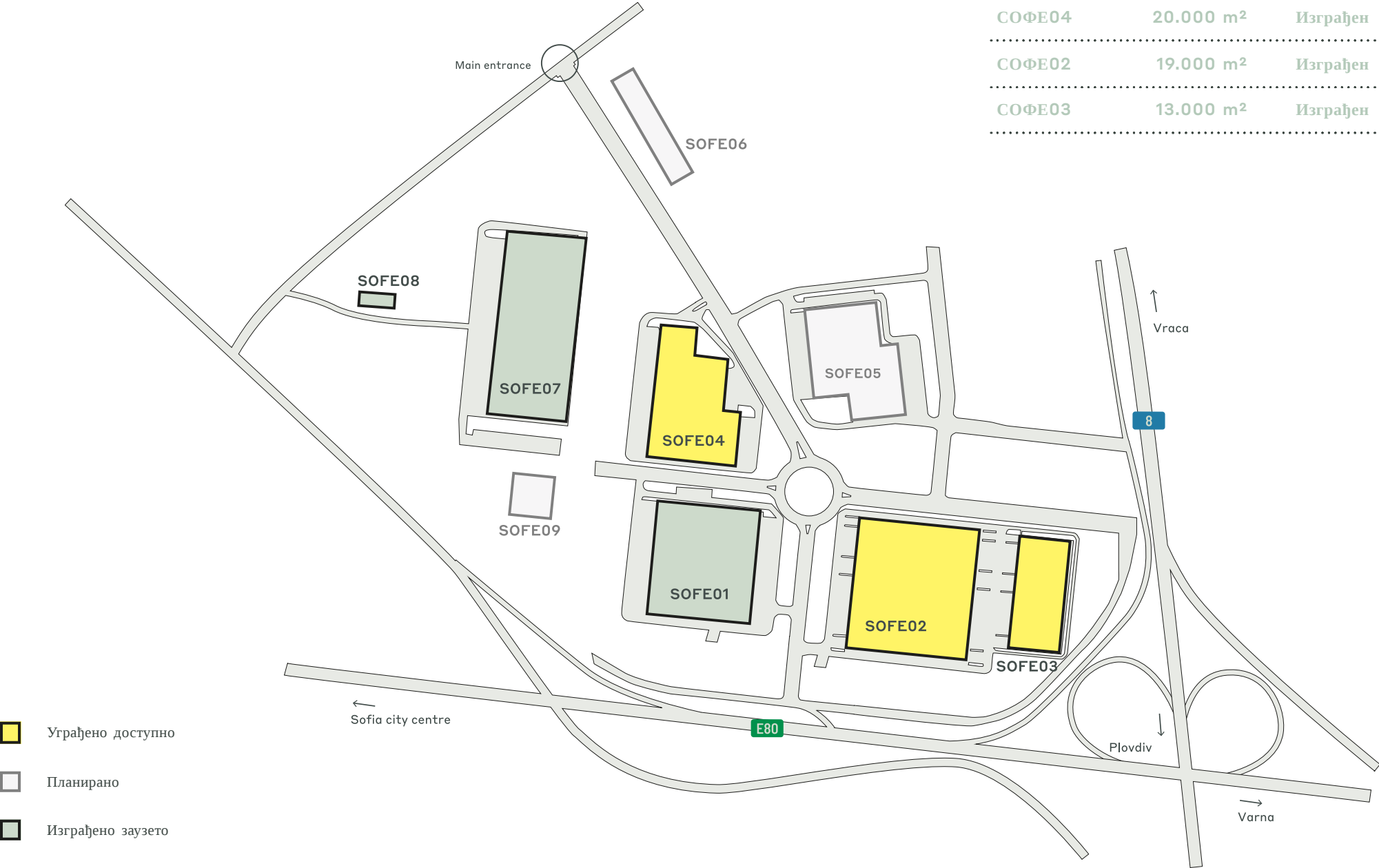
- ▶ Warehouses from 2,000 m² to over 20,000 m² in a single location.
- ▶ Suitable for logistics, light manufacturing, and e-commerce operations.
- ▶ Potential for expansion within the park in the coming years.
- ▶ Immediate proximity to Retail Park, Sofia Airport, and only 20 minutes from the city center.



Мастерпланиран за пословну
ефикасност

ДОСТУПНОСТ И ИСПОРУКА

СОФЕ06	27.500 m ²	Планирано
СОФЕ05	23.000 m ²	Планирано
СОФЕ04	20.000 m ²	Изграђен
СОФЕ02	19.000 m ²	Изграђен
СОФЕ03	13.000 m ²	Изграђен



КЉУЧНИ ПОДАЦИ О ПАРКУ
.....

ЦТПарк София Еаст



СОЛАР
РЕАДИ



ЛАНДСЦАПИНГ



БЕНЗИНСКА
ПУМПА



4,5 КМ



ЈАВНИ
АУТОБУС/
ТРАНСИТ



1,5 КМ



11 КМ

ДОСТУПНО ОДМАХ

52.000 m²

МОГУЋНОСТ РАЗВОЈА

50.500 m²

ИЗГРАЂЕНО ПОДРУЧЈЕ

95.830 m²

УКУПНА ПОВРШИНА

28,47 ха

ПАРКОВИ И ИНВЕСТИТОРИ У БЛИЗИНИ

Орбицо Бугарска

Куехенбергер

Решења за испоруку

Макима Бугарска

Транскапитал

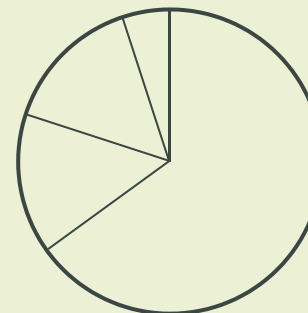
ИНДУСТРИЈЕ У ПАРКУ

65% Трговина На Велико

15% Услуге

15% ЗПЛ

5% Трговина На Мало



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



Иванка Иванова
Генерални директор, Бугарска

иванка.иванова@ctp.eu

КОНТАКТИРАЈ МЕ