

ctp

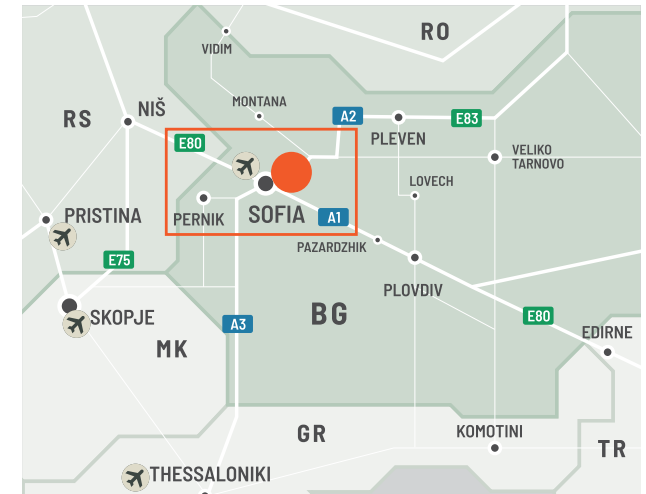
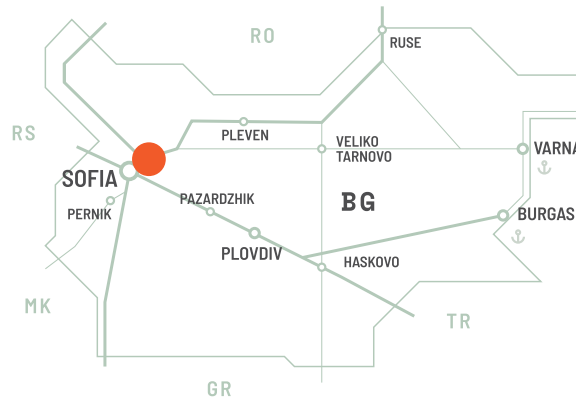
CTPark Sofia



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 in Sofia. 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. As for higher education establishments, 23 of all 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, with two passenger and cargo terminals. The total capacity of the cargo terminals is 20 000 tons annually, and that of the passenger terminals is 4.6 m. passengers annually.



Value-add location for office operations

CTPark Sofia offers a strategic location for office-based businesses - just 10 minutes from the city center and Sofia International Airport. With direct access to the Ring Road and key highways, tenants benefit from excellent connectivity for employees, clients, and partners alike. The park also provides ample on-site parking for cars, vans, and visitors, ensuring convenience for all.

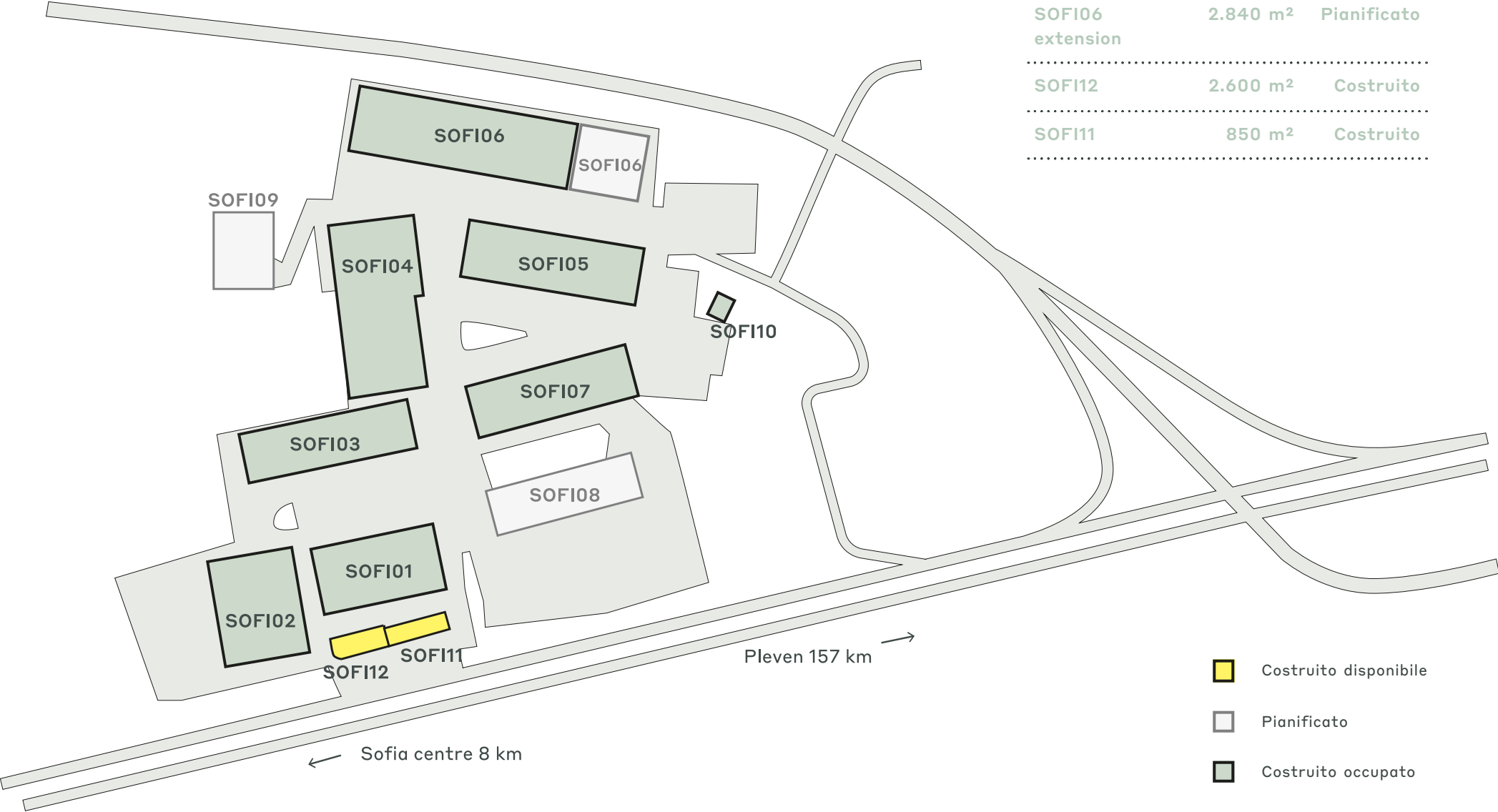
CARATTERISTICHE DEL PARCO

- ▶ 10-minute drive from Sofia City Center with rapid access to Ring Road, Highways, and Sofia Airport.
- ▶ Customizable office spaces - furnished or unfurnished, ready to-move-in or based on tenant's needs
- ▶ Variety of parking spaces that could be offered for cars, semi-trucks and trucks.
- ▶ Restaurant and Clubhaus Community space for productivity and networking



DISPONIBILITÀ E CONSEGNA

SOFI08	4.500 m ²	Pianificato
SOFI09	2.980 m ²	Pianificato
SOFI06	2.840 m ²	Pianificato extension
SOFI12	2.600 m ²	Costruito
SOFI11	850 m ²	Costruito



DATI CHIAVE DEL PARCO

CTPark Sofia



RISTORANTE



CLUBHAUS



CAMPO
SPORTIVO /
PALESTRA
ALL'APERTO



AIRPORT



AUTOBUS /
TRASPORTO
PUBBLICO



PUBLIC TRAM /
TRANSIT



NEGOZIO



STAZIONE DI
SERVIZIO

DISPONIBILI ORA

3.450 m²

OPPORTUNITÀ DI SVILUPPO

10.320 m²

AREA EDIFICATA

64.351 m²

SUPERFICIE TOTALE

1,03 ha



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