

**ctp**

CTPark Sofia West



БГ

## Prime location for production and logistics

In terms of labor potential, future park residents benefit from the densely populated residential areas in the vicinity, such as Nadezhda, Luylin and Obelya. The park is easily accessible by public transport, and within a five-min. drive to Metro-Station Obelya, from which passengers can connect throughout the city. Currently, CTPark Sofia West has more than 70,000 sqm planned, the park provides sufficient capacity for future businesses growth. Key benefits of the area:

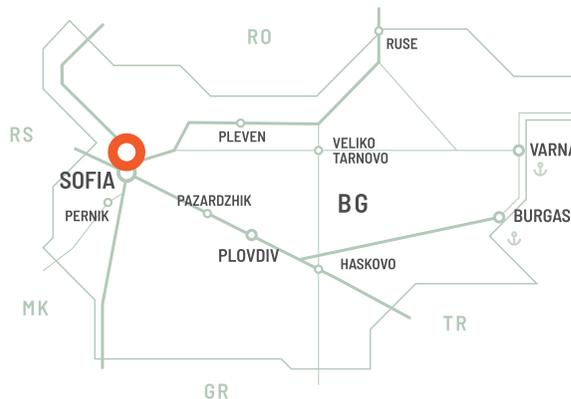
- Prime Location allowing for supply chain efficiency of clients' business operations
- Ease of commuting of the personnel to the site
- Fast connection to A3 Struma Highway and The Northern Speedway Expansion potential

- ▶ Optimal location for logistics close to international highway
- ▶ High labor potential in close proximity
- ▶ Suitable for production facilities



### ГОЛЕМИ ГРАДОВЕ

Букурещ	385 km
Белград	392 km
Скопје	270 km
Thessaloniki	292 km
Istanbul	550 km



ЛОКАЛЕН ДОСТЪП  
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## Direct highway access

CTPark Sofia West provides for a prime location for production and logistics companies looking for a convenient connection to A3 Struma Highway to Greece and Northern Macedonia, and to A6 to Serbia and Western Europe, respectively.

ХАРАКТЕРИСТИКИ НА ПАРКА

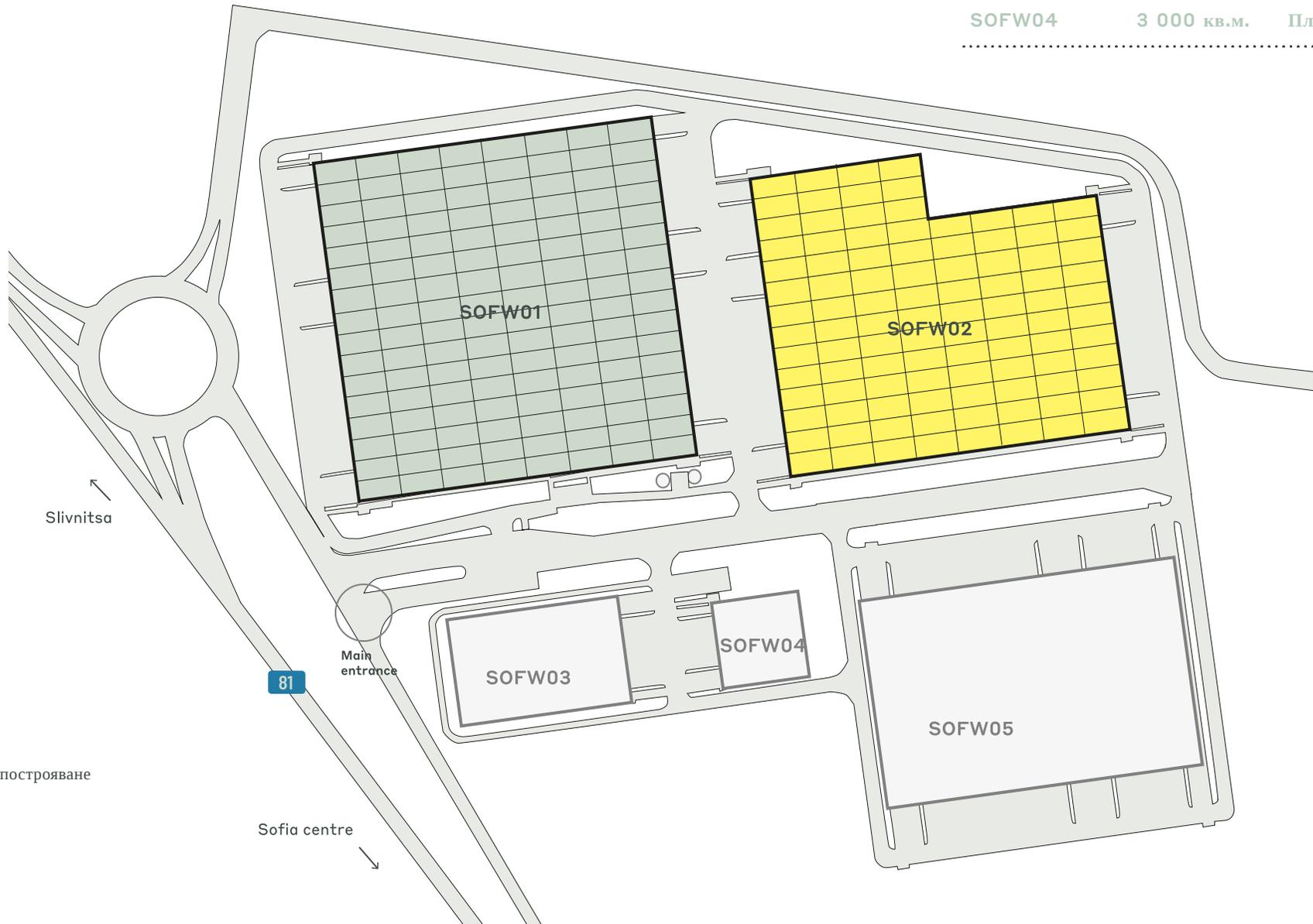
- ▶ Prime Location allowing for supply chain efficiency of clients' business operations
- ▶ Direct access to metro and bus stops right next to the park
- ▶ Fast connection to A3 Struma Highway and The Northern Speedway
- ▶ Expansion potential



# Masterplanned for production and logistics

## НАЛИЧНОСТ И ДОСТАВКА

SOFW05	25 000 кв.м.	Планирано
SOFW02	6 500 кв.м.	Построено
SOFW03	6 500 кв.м.	Планирано
SOFW04	3 000 кв.м.	Планирано



- Налично за построяване
- Планирано
- Построено

КЛЮЧОВИ ДАННИ ЗА ПАРКА

# CTPark Sofia West



РЕЦИКЛИРАНЕ  
НА ВОДА



ОЗЕЛЕНЯВАНЕ



ЕЛЕКТРИЧЕСКИ  
ЗАРЯДНИ  
УСТРОЙСТВА



SOLAR ROOFS  
PLANNED



300 М



3.1 КМ



2.5 КМ

НАЛИЧНО СЕГА

**6 500 КВ.М.**

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

**34 500 КВ.М.**

ЗАСТРОЕНА ПЛОЩ

**73 200 КВ.М.**

ОБЩА ПЛОЩ

**22 хектара**

ПАРК И ИНВЕСТИТОРИ НАБЛИЗО

Lidl Online Logistics

Synergy Logistics

Box Now

JYSK



WHERE YOU NEED TO BE  
**11 countries**

TRACK RECORD OF SUCCESS  
**14.6 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



СВЪРЖЕТЕ СЕ С МЕН

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