

ctp

BG



CTPark Sofia West



## 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:

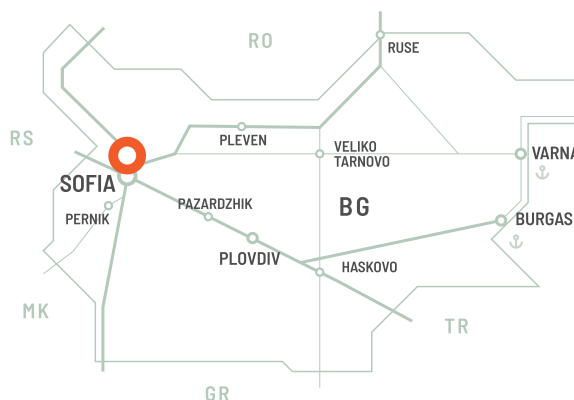
- Prime Location allowing for supply chain efficiency of clients' business operations
- Ease of commuting of the personnel to the site
- Fast connection to A3 Struma Highway and The Northern Speedway Expansion potential

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



### GRANDI CITTÀ

Bucarest	385 km
Belgrado	392 km
Skopje	270 km
Thessaloniki	292 km
Istanbul	550 km



## 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.

### CARATTERISTICHE DEL PARCO

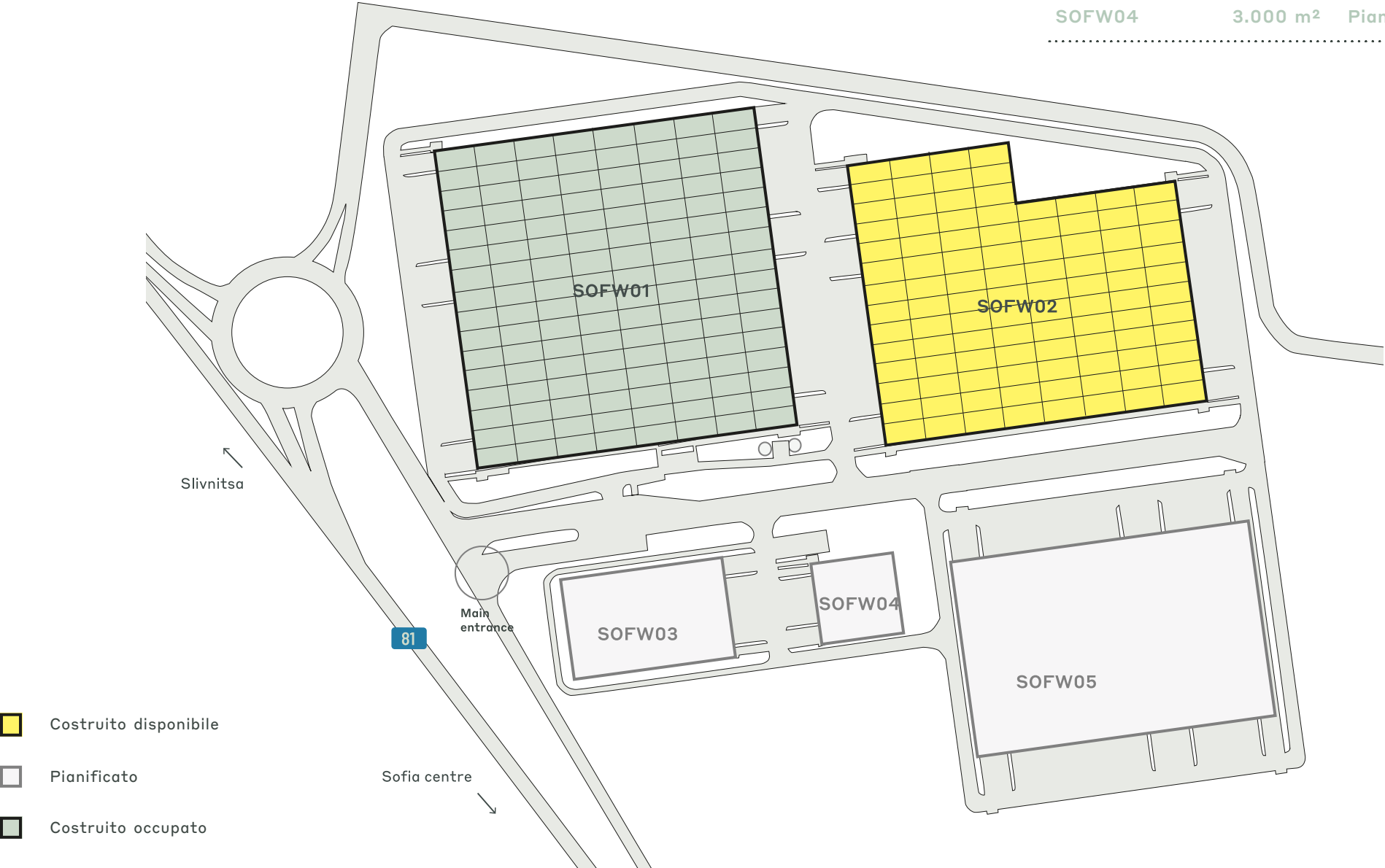
- ▶ Prime Location allowing for supply chain efficiency of clients' business operations
- ▶ Direct access to metro and bus stops right next to the park
- ▶ Fast connection to A3 Struma Highway and The Northern Speedway
- ▶ Expansion potential



Masterplanned for production  
and logistics

DISPONIBILITÀ E CONSEGNA

SOFW05	25.000 m <sup>2</sup>	Pianificato
SOFW02	6.500 m <sup>2</sup>	Costruito
SOFW03	6.500 m <sup>2</sup>	Pianificato
SOFW04	3.000 m <sup>2</sup>	Pianificato



DATI CHIAVE DEL PARCO

# CTPark Sofia West



RICICLO  
DELL'ACQUA



ARCHITETTURA  
DEL PAESAGGIO



RICARICA  
ELETTRICA



SOLAR ROOFS  
PLANNED



300 M



3.1 KM



2.5 KM

DISPONIBILI ORA

6.500 m<sup>2</sup>

OPPORTUNITÀ DI SVILUPPO

34.500 m<sup>2</sup>

AREA EDIFICATA

73.200 m<sup>2</sup>

SUPERFICIE TOTALE

22 ha

INVESTITORI DEL PARCO E NELLE  
VICINANZE

Lidl Online Logistics

Synergy Logistics

Box Now

JYSK



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