

**ctp**

CTPark Timișoara South

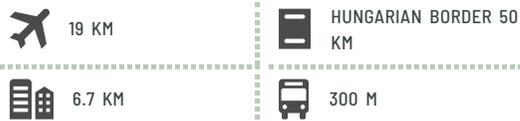


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## Strategic Regional Advantages for Business Expansion

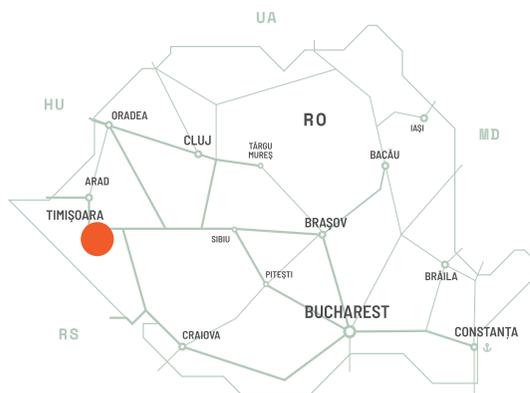
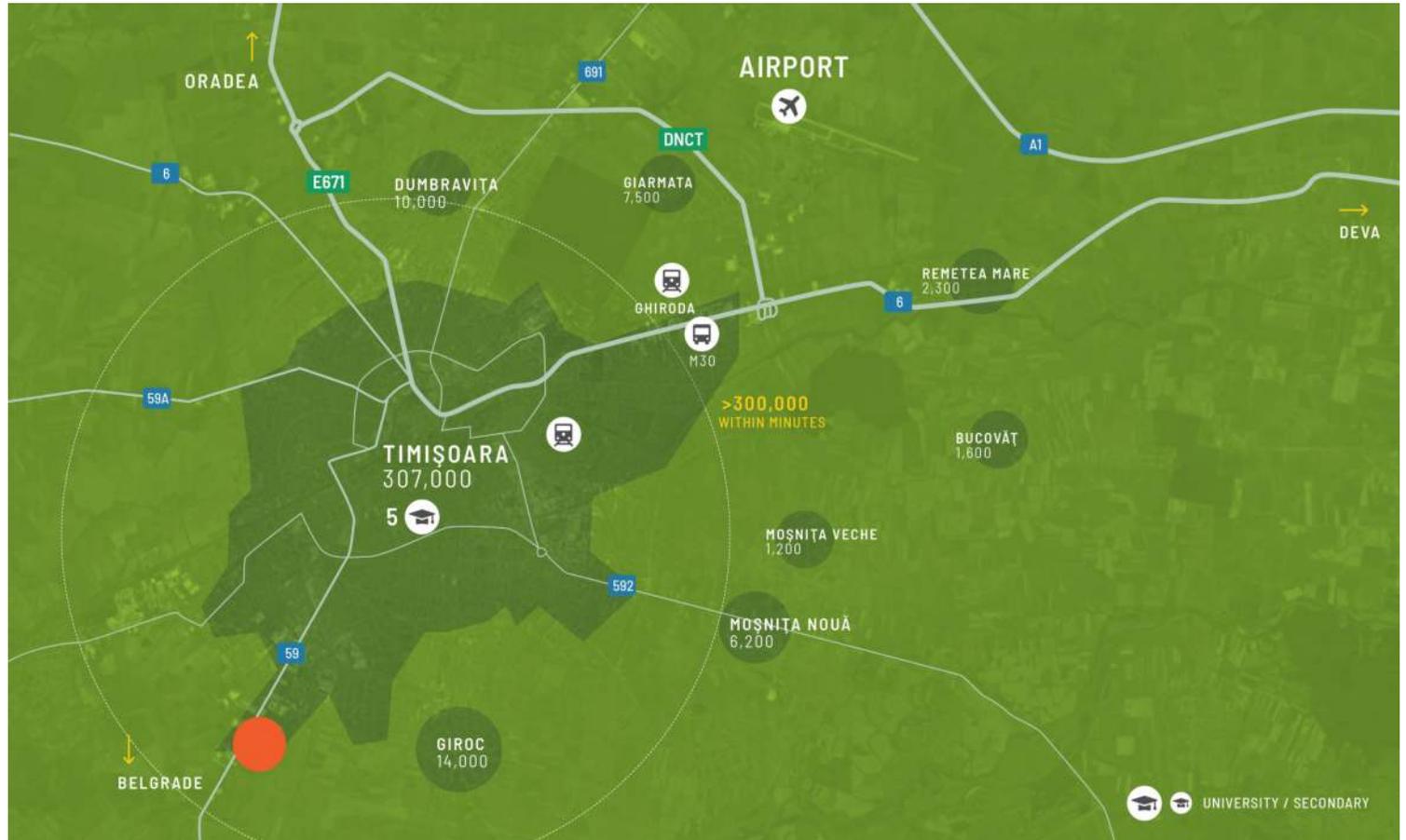
CTPark Timișoara South offers strategic advantages, located near Timișoara, a key economic hub in western Romania. The park benefits from its proximity to major European transport routes, including the A1 motorway and Timișoara International Airport, facilitating swift access to both domestic and international markets. With a highly skilled workforce, strong industrial tradition, and access to cross-border trade with Hungary and Serbia, CTPark Timișoara South is ideal for logistics, manufacturing, and distribution. The region's dynamic growth, supported by government incentives, makes it a prime location for businesses seeking regional expansion and competitiveness.

- ▶ High unemployment / lower wage area
- ▶ Romania's 4th largest city, over 320,000 people
- ▶ 8 universities with more than 42 faculties
- ▶ Over 20,000 students



### ГОЛЕМИ ГРАДОВЕ

Белград	148 km
Будапешта	316 km
Ниш	340 km
Букуреш	544 km



## Well connected near border

CTPark Timișoara South offers excellent local access, positioned near the A1 motorway, providing fast connections to Timișoara city center and key European transport routes. Its proximity to Timișoara International Airport and major rail lines ensures efficient logistics and easy access to both regional and international markets, supporting smooth business operations.

### ХАРАКТЕРИСТИКИ НА ПАРКА

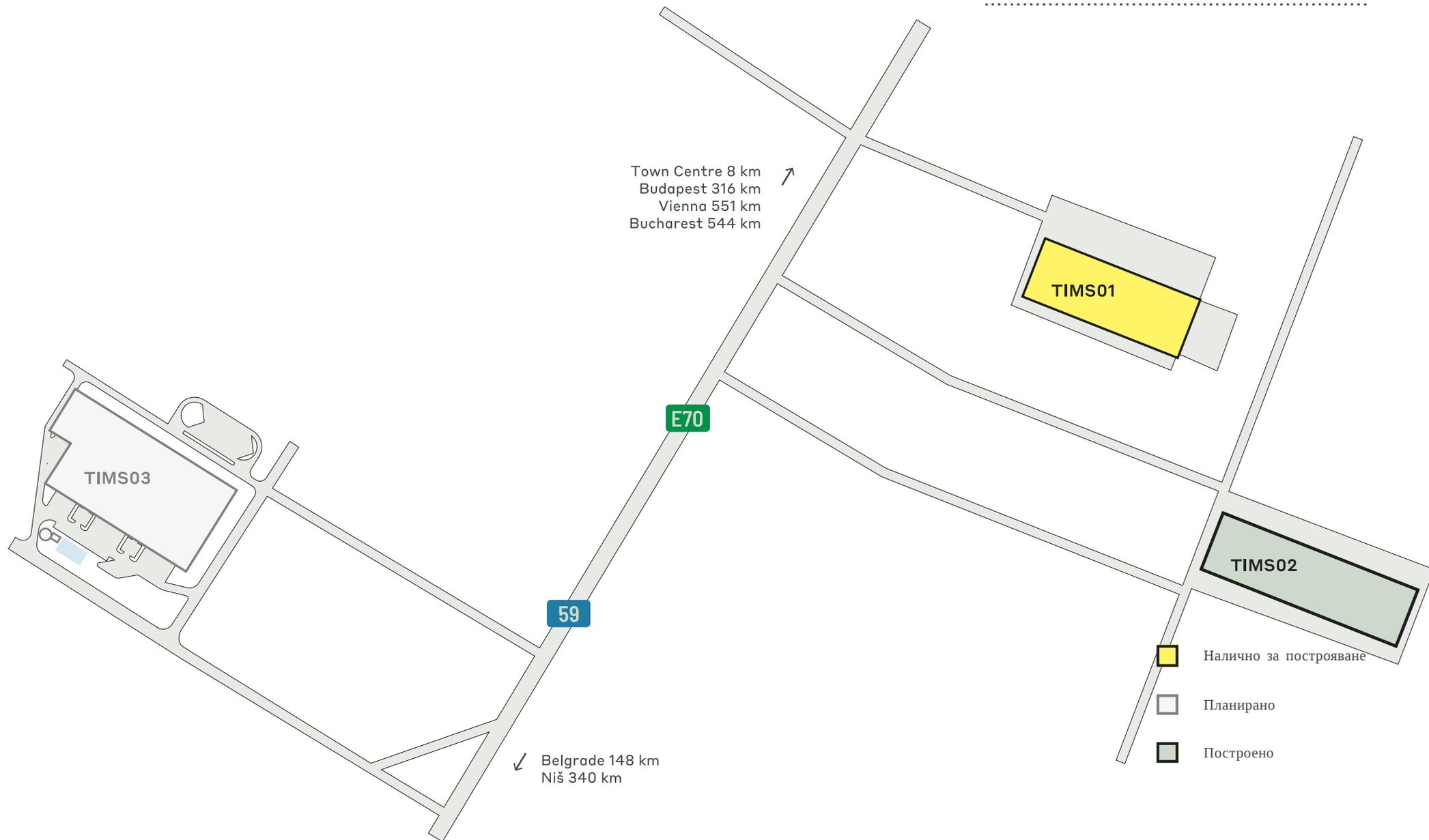
- ▶ Near Timisoara Airport
- ▶ Industrial And Financial Centre.
- ▶ Easy access to A1 highway to Hungary and to the Serbian border via European route E70



# Дизайн за вашия бизнес

## НАЛИЧНОСТ И ДОСТАВКА

TIMS03	20 630 кв.м.	Планирано
TIMS01	7 607 кв.м.	Построено



КЛЮЧОВИ ДАННИ ЗА ПАРКА

# CTPark Timișoara South



РЕЦИКЛИРАНЕ  
НА ВОДА



ОЗЕЛЕНЯВАНЕ



300 М



500 М



500 М



HUNGARY  
BORDER



6 КМ



500 М

НАЛИЧНО СЕГА

**7 607 КВ.М.**

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

**20 630 КВ.М.**

ЗАСТРОЕНА ПЛОЩ

**25 269 КВ.М.**

ОБЩА ПЛОЩ

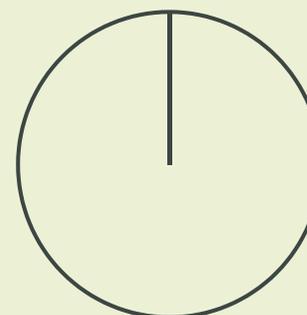
**6,15 хектара**

ПАРК И ИНВЕСТИТОРИ НАБЛИЗО

Ericsson

ИНДУСТРИИ В ПАРКА

**100% Производство**





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 НЕЯ**





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