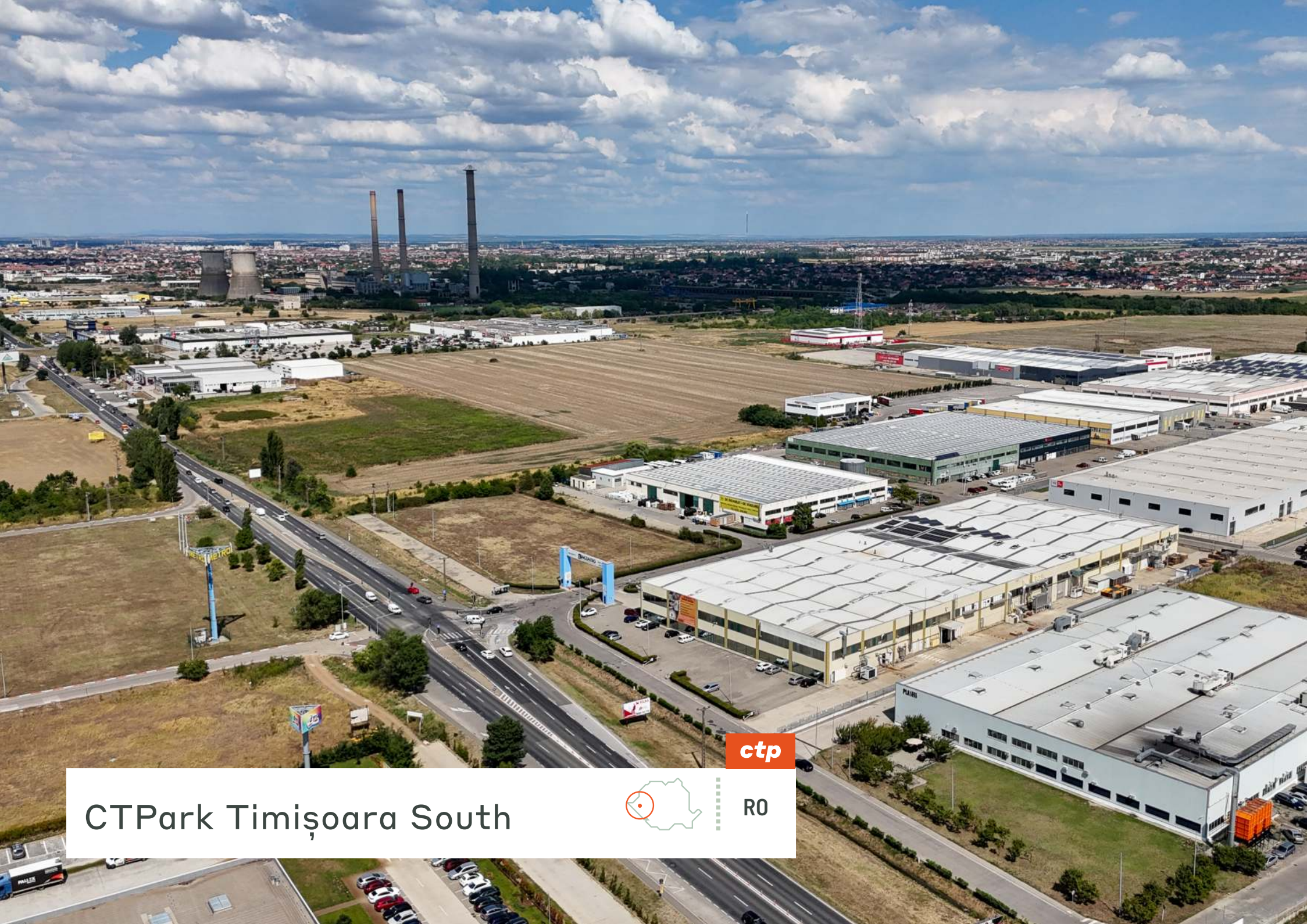




CTPark Timișoara South



ctp

R0

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.

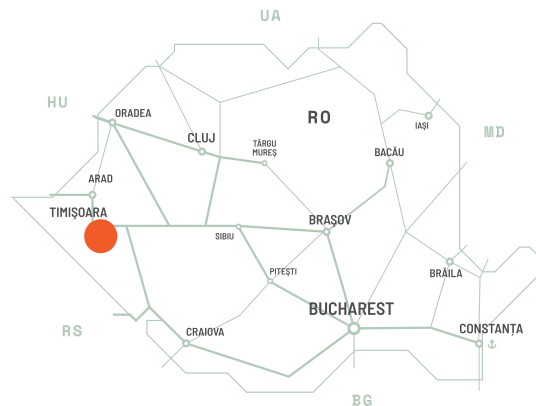
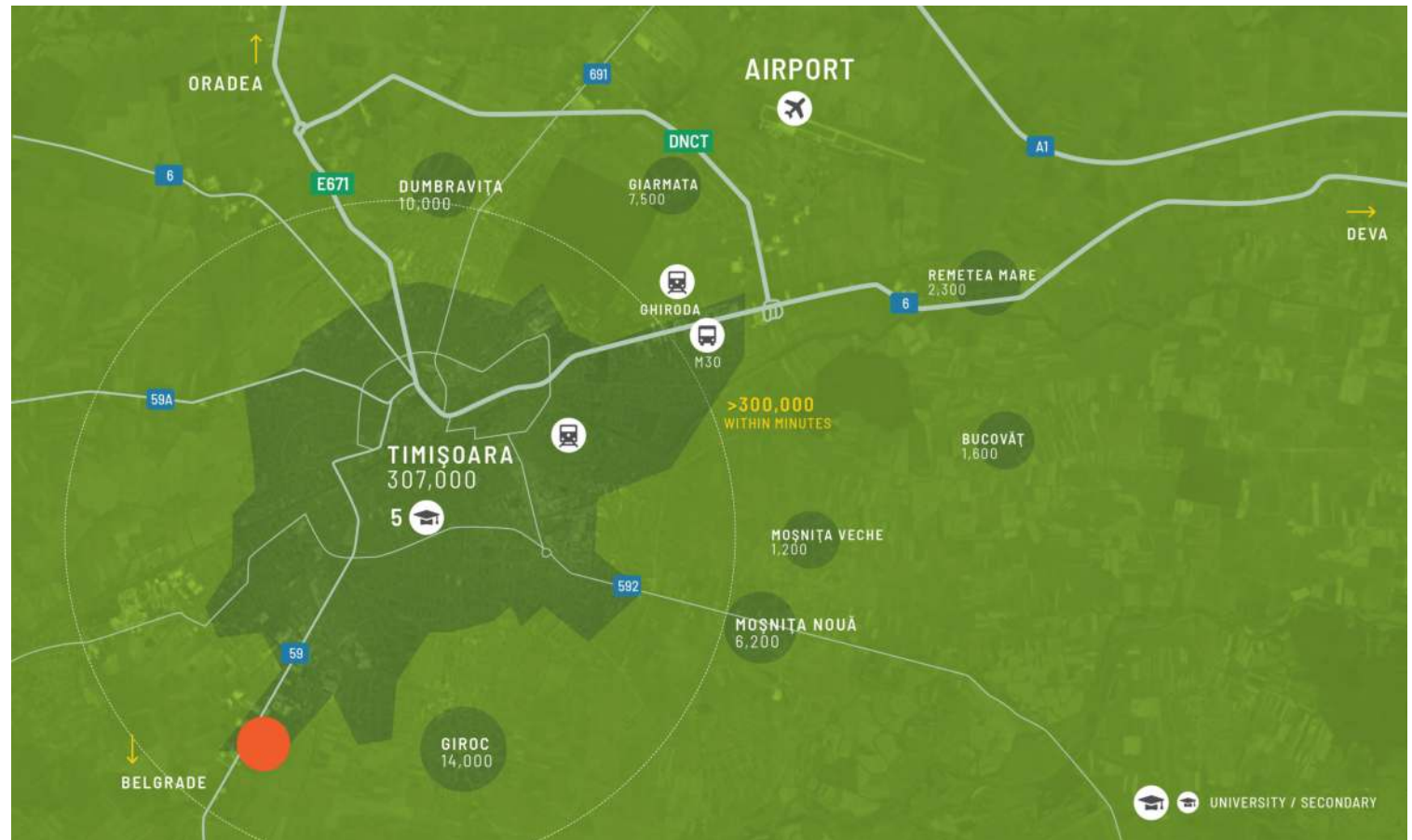
- Area ad alta disoccupazione/basso salario
- Romania's 4th largest city, over 320,000 people
- 8 universities with more than 42 faculties
- Over 20,000 students



GRANDI CITTÀ

Belgrado	148 km
Budapest	316 km
Niš	340 km
Bucarest	544 km

Mișina 551 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.

CARATTERISTICHE DEL PARCO

- ▶ Near Timisoara Airport
- ▶ Centro industriale e finanziario.
- ▶ Easy access to A1 highway to Hungary and to the Serbian border via European route E70



Progettazione per la tua
attività

DISPONIBILITÀ E CONSEGNA

TIMS03	20.630 m ²	Pianificato
TIMS01	7.607 m ²	Costruito



DATI CHIAVE DEL PARCO

CTPark Timișoara South

DISPONIBILI ORA

7.607 m²

OPPORTUNITÀ DI SVILUPPO

20.630 m²

AREA EDIFICATA

25.269 m²

SUPERFICIE TOTALE

6,15 ha



RICICLO DELL'ACQUA



ARCHITETTURA DEL PAESAGGIO



300 M



500 M



500 M



HUNGARY BORDER



6 KM



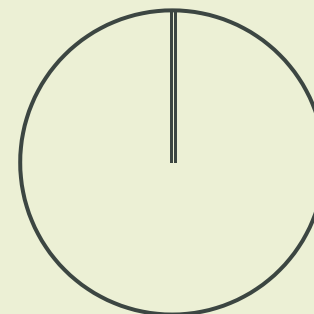
500 M

INVESTITORI DEL PARCO E NELLE VICINANZE

Ericsson

INDUSTRIE NEL PARCO

100% Produzione



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