

ctp

SK



CTPark Žilina Airport

## Slovakia's automotive & high-tech hub

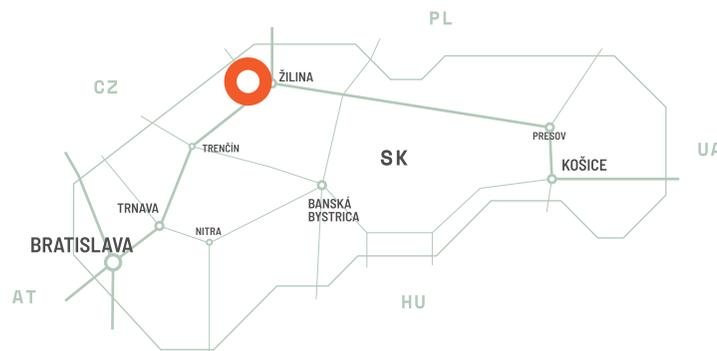
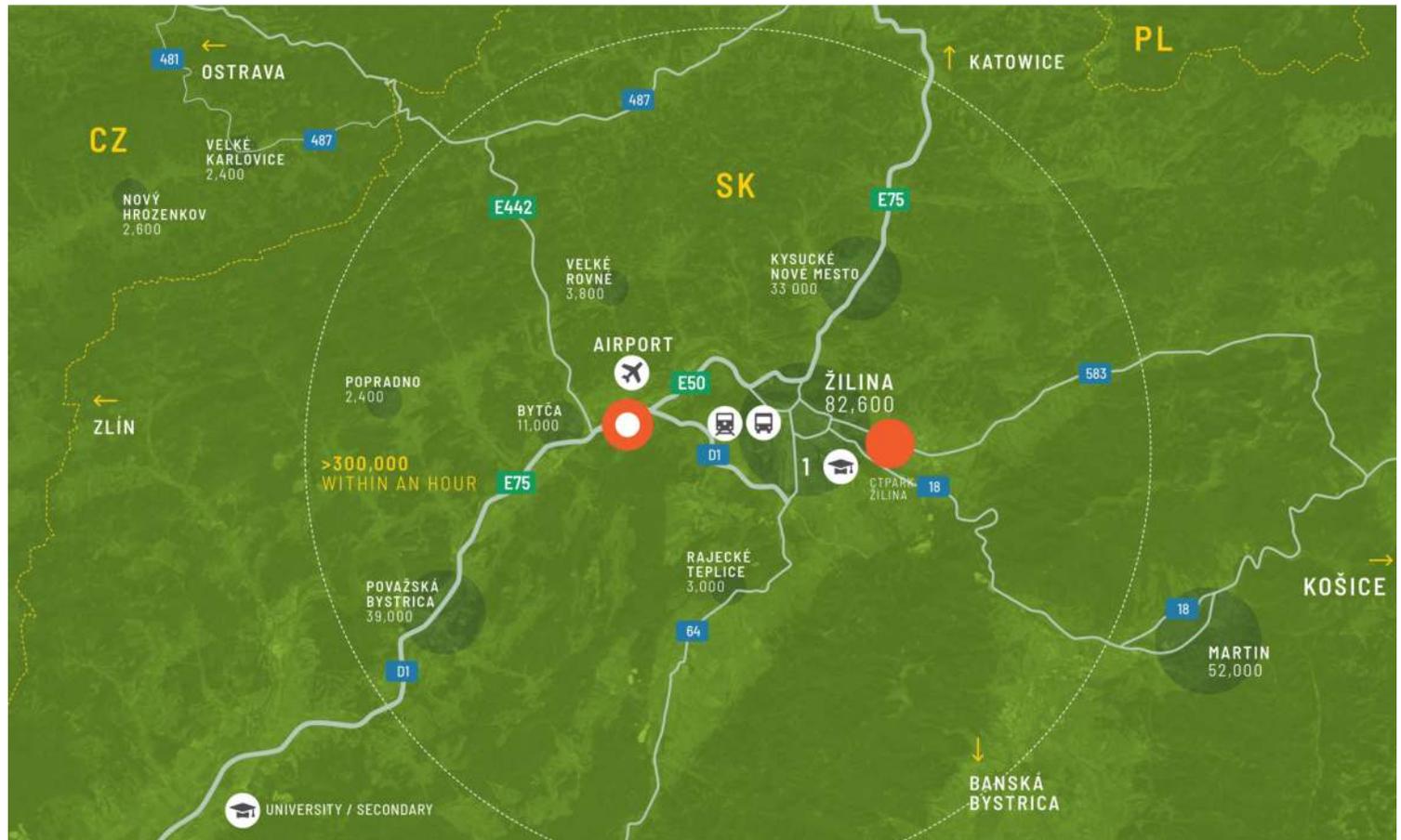
CTPark Žilina Airport is situated right in the heart of one of Slovakia's main automotive and high-tech clusters. Kia Motors is located in Žilina, VW plants are just 30 km away in Martin, along with several other OEMs in the area. The park is strategically located on the E50/D1 motorway, with excellent access to the Czech Republic (40 km) and Poland (50 km).

- ▶ Žilina is part of an established automotive and high-tech cluster, with KIA Slovakia located in Žilina
- ▶ Approximately 690,000 inhabitants in the Žilina Region
- ▶ Region representing a complex economic area, encompassing multiple industries
- ▶ Availability of deep commodity resources
- ▶ The University of Žilina nearby - availability of qualified workforce
- ▶ Competitive labor costs
- ▶ Expansion opportunities in the park

 D1	 ŽILINA 13 KM
 ŽILINA AIRPORT ADJACENT	 ŽILINA STATION 13 KM

### ГОЛЕМИ ГРАДОВЕ

Острава	110 km	1h 50min
Кракów	180 km	3hr 30min
Бърно	210 km	2hr 30min
Братислава	200 km	2 часа
Будапеща	330 km	4hrs



## Perfect location for logistics & distribution

Žilina serves as a significant international road and rail junction, making it a pivotal transportation hub. CTPark Žilina Airport is conveniently situated just off the E50/ D1 motorways, providing easy access to neighboring markets Czechia and Poland, as well as to other regions within Slovakia. The park enjoys excellent visibility from the motorway. The park is connected with the city of Žilina with public transportation.

### ХАРАКТЕРИСТИКИ НА ПАРКА

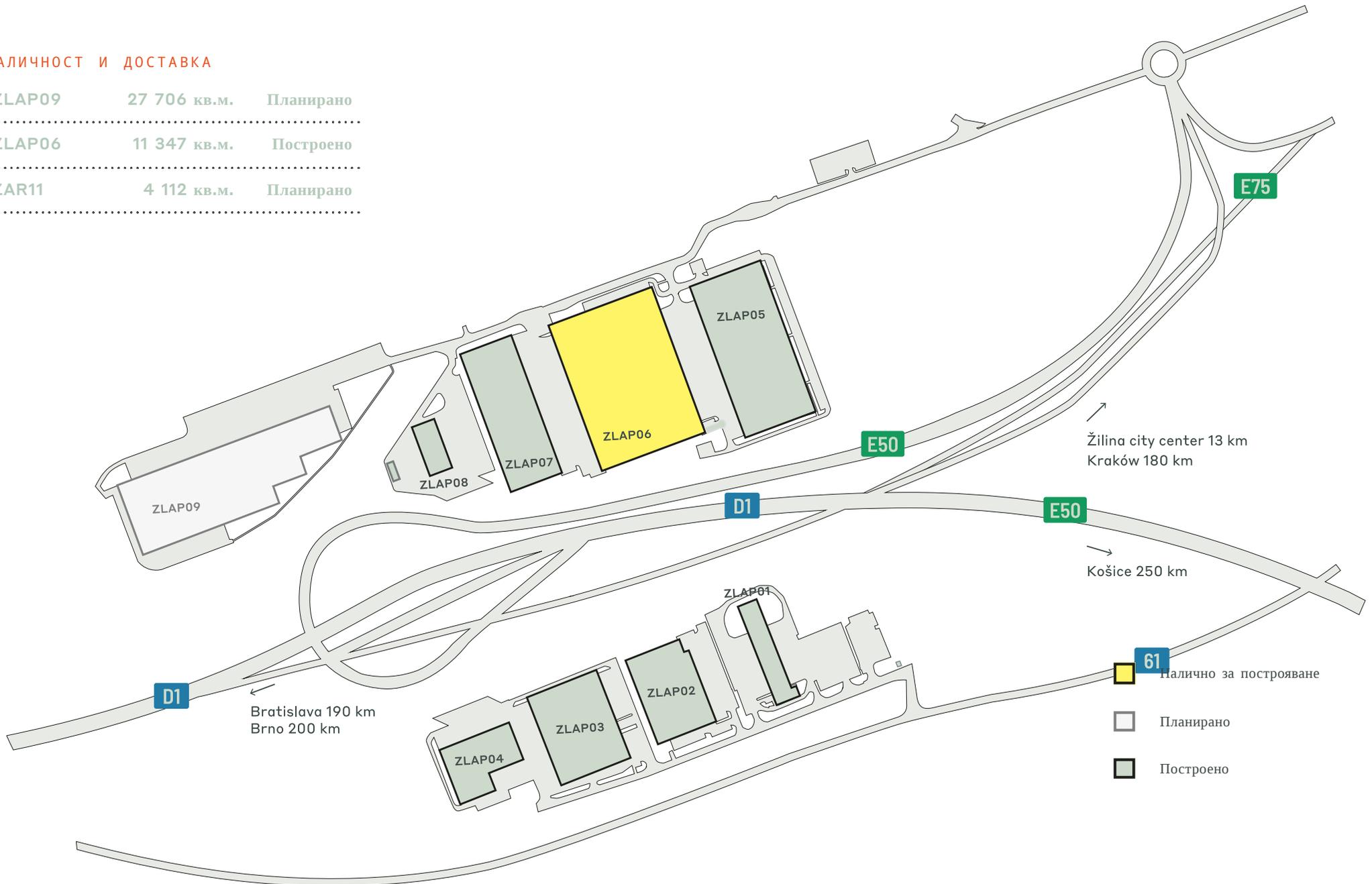
- ▶ Close border proximity: Czechia 40 km and Poland 50 km away
- ▶ Located in established automotive and high-tech cluster
- ▶ Expansion opportunities
- ▶ Управление на паркове и съоръжения



## The place to expand business

### НАЛИЧНОСТ И ДОСТАВКА

ZLAP09	27 706 кв.м.	Планирано
ZLAP06	11 347 кв.м.	Построено
ZAR11	4 112 кв.м.	Планирано



КЛЮЧОВИ ДАННИ ЗА ПАРКА

# CTPark Žilina Airport



ЕЛЕКТРИЧЕСКИ  
ЗАРЯДНИ  
УСТРОЙСТВА



РЕЦИКЛИРАНЕ  
НА ВОДА



ОЗЕЛЕНЯВАНЕ



ГОТОВ ЗА  
СЛЪНЧЕВА  
ЕНЕРГИЯ



СЕРТИФИЦИРАН  
ПО BREEAM

НАЛИЧНО СЕГА

**11 347** КВ.М.

ПАРК И ИНВЕСТИТОРИ НАБЛИЗО

DPD

Libex

Demos

ИНДУСТРИИ В ПАРКА

**49%** Логистика На Трети Страни (3PL)

**51%** Търговия На Едро

ВЪЗМОЖНОСТ ЗА РАЗВИТИЕ

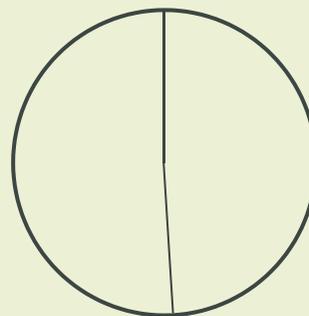
**31 818** КВ.М.

ЗАСТРОЕНА ПЛОЩ

**95 655** КВ.М.

ОБЩА ПЛОЩ

**32,47** хектара



ctp

# ctPark NETWORK

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

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СВЪРЖЕТЕ СЕ С МЕН