

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

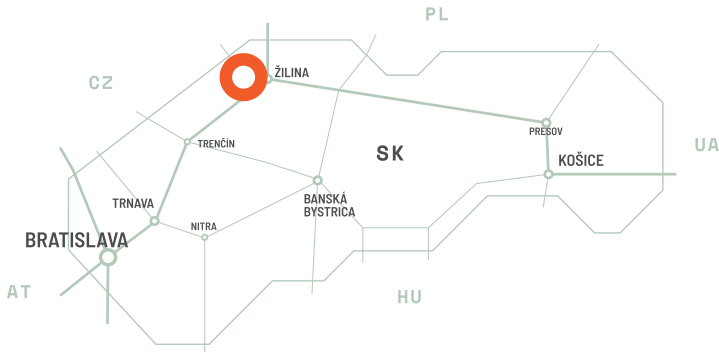
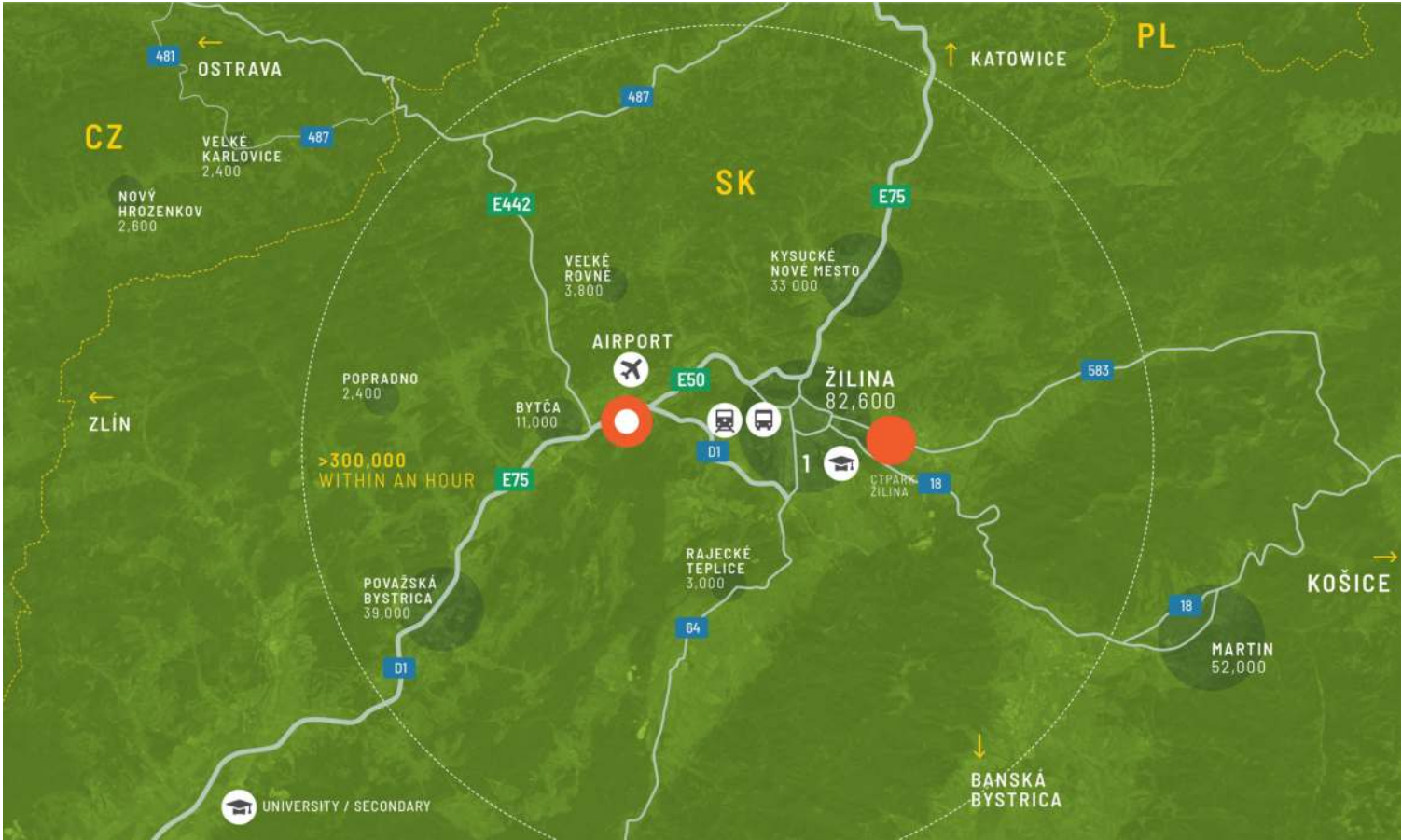
 ŽILINA 13 KM

 ŽILINA AIRPORT ADJACENT

 ŽILINA STATION 13 KM

GRANDI CITTÀ

Ostrava	110 km	1h 50min
Kraków	180 km	3hr 30min
Brno	210 km	2hr 30min
Bratislava	200 km	2hrs
Budapest	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.

CARATTERISTICHE DEL PARCO

- ▶ Close border proximity: Czechia 40 km and Poland 50 km away
- ▶ Located in established automotive and high-tech cluster
- ▶ Expansion opportunities
- ▶ Gestione di parchi e strutture



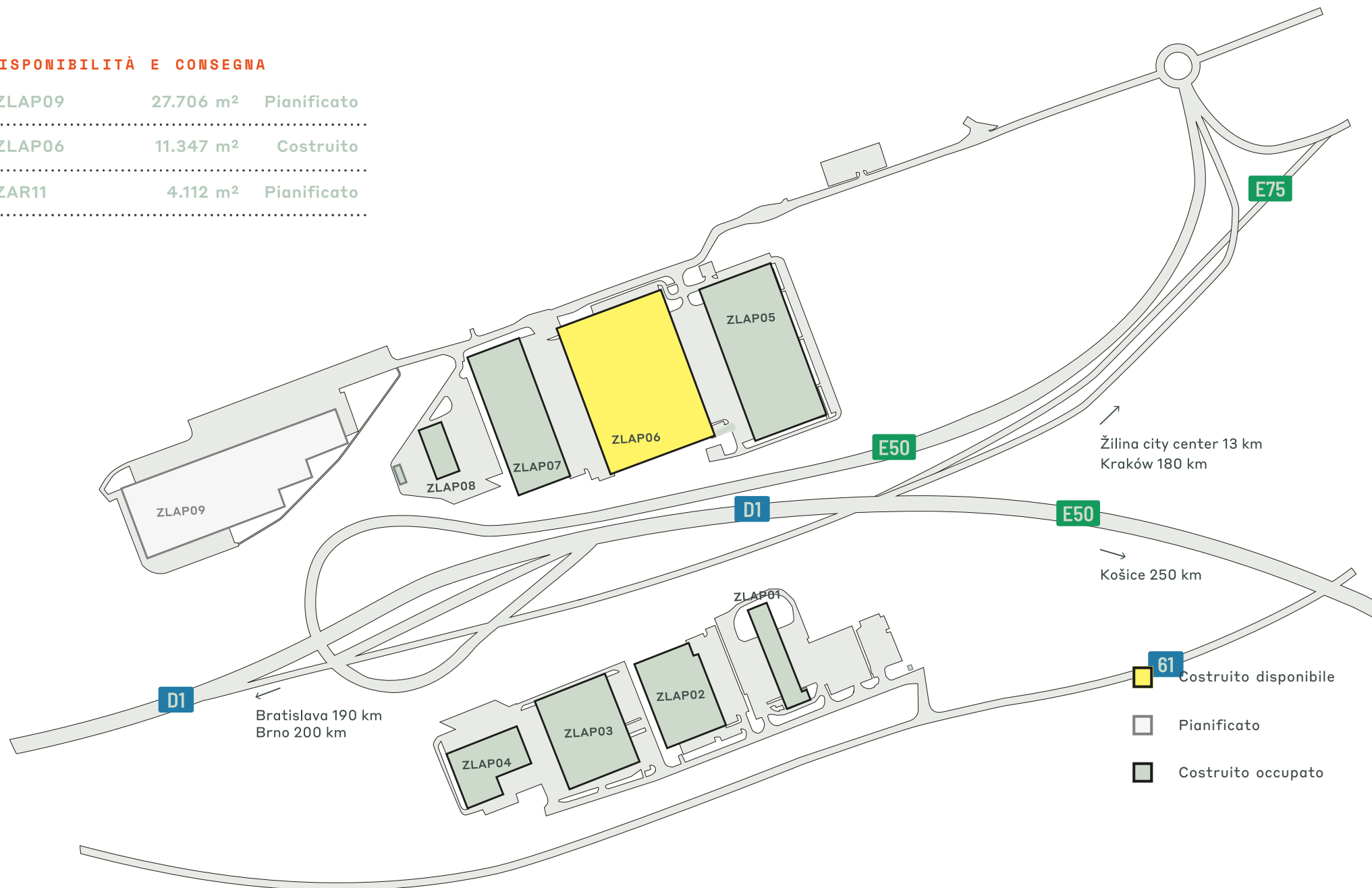
The place to expand business

DISPONIBILITÀ E CONSEGNA

ZLAP09 27.706 m² Pianificato

ZLAP06 11.347 m² Costruito

ZAR11 4.112 m² Pianificato



DATI CHIAVE DEL PARCO

CTPark Žilina Airport



RICARICA
ELETTRICA



RICICLO
DELL'ACQUA



ARCHITETTURA
DEL PAESAGGIO



PRONTO PER
L'ENERGIA
SOLARE



CERTIFICATO
BREEAM

DISPONIBILI ORA

11.347 m²

OPPORTUNITÀ DI SVILUPPO

31.818 m²

AREA EDIFICATA

95.655 m²

SUPERFICIE TOTALE

32,47 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

DPD

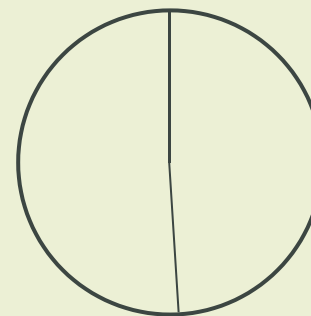
Libex

Demos

INDUSTRIE NEL PARCO

49% 3PL

51% Commercio All'ingrosso



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



Ján Rakovský

Business Developer Director

+421 918 648 833

jan.rakovsky@ctp.eu

CONTATTAMI