



CTPark Žilina



ctp

SK

Next-Gen manufacturing

Žilina, situated in the north-west of Slovakia, boasts a strategic location in close proximity to both Czechia (40 km) and Poland (50 km). CTPark Žilina benefits from excellent motorway connections, while being situated in one of Slovakia's automotive clusters. The presence of Kia Slovakia, Hyundai, and other Slovak and Polish OEMs in the vicinity enhances the park's appeal to businesses in these industries.

- ▶ Approximately 690.000 inhabitants in the Žilina region
- ▶ Competitive labor costs
- ▶ University of Žilina - access to skilled and educated workforce

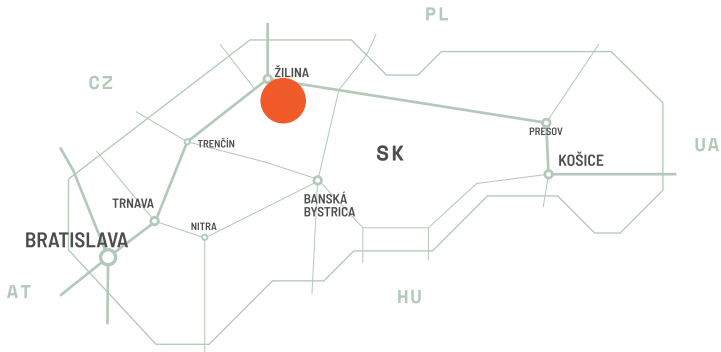
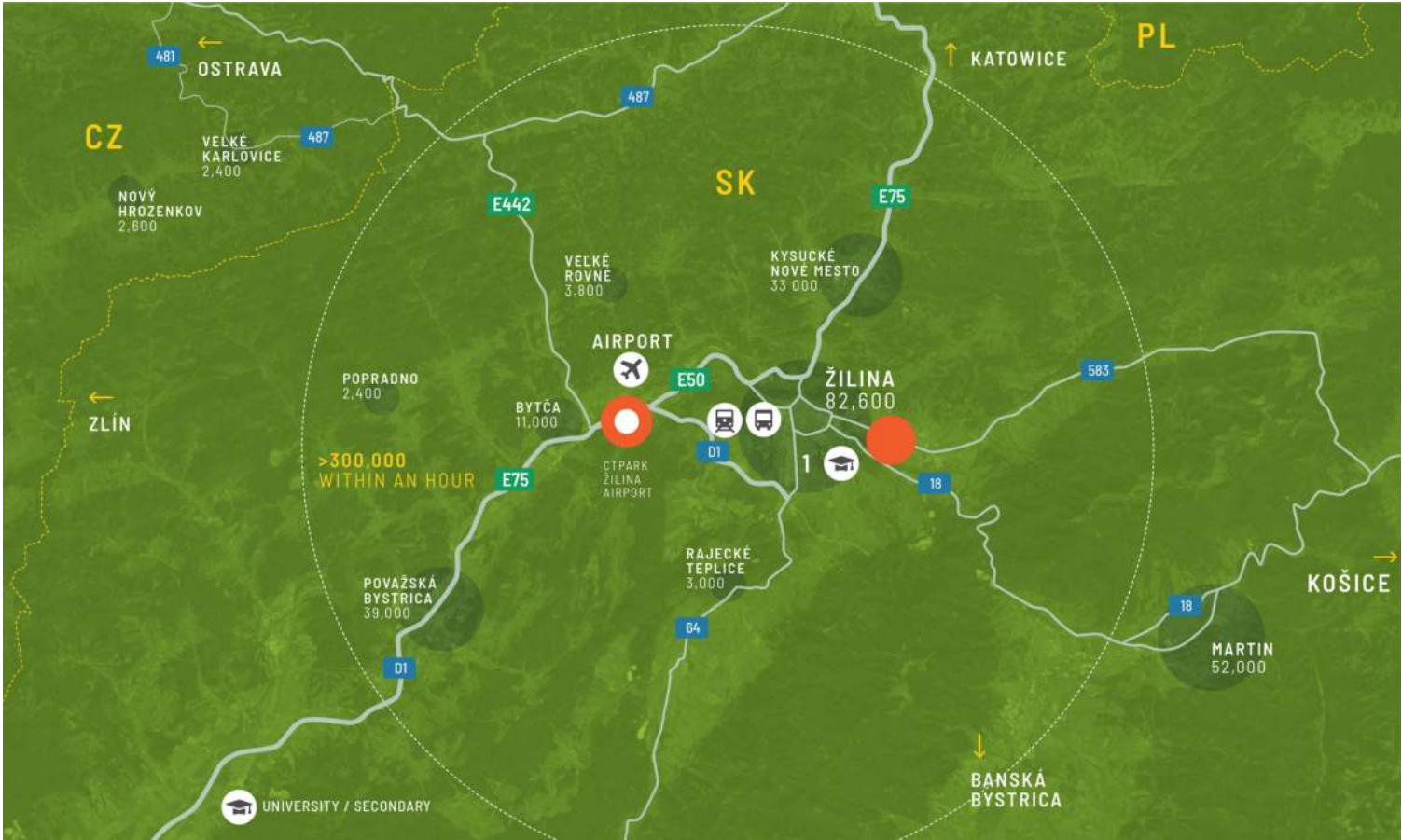
 D1

 ŽILINA 9 KM

 STATION ŽILINA 9 KM

 IN CLOSE PROXIMITY TO KIA SLOVAKIA

GRANDI CITTÀ		
Banská Bystrica	96	1h 55min
Ostrava	110	1h 45min
Kraków	190	3h 15min
Bratislava	209	2h 11min



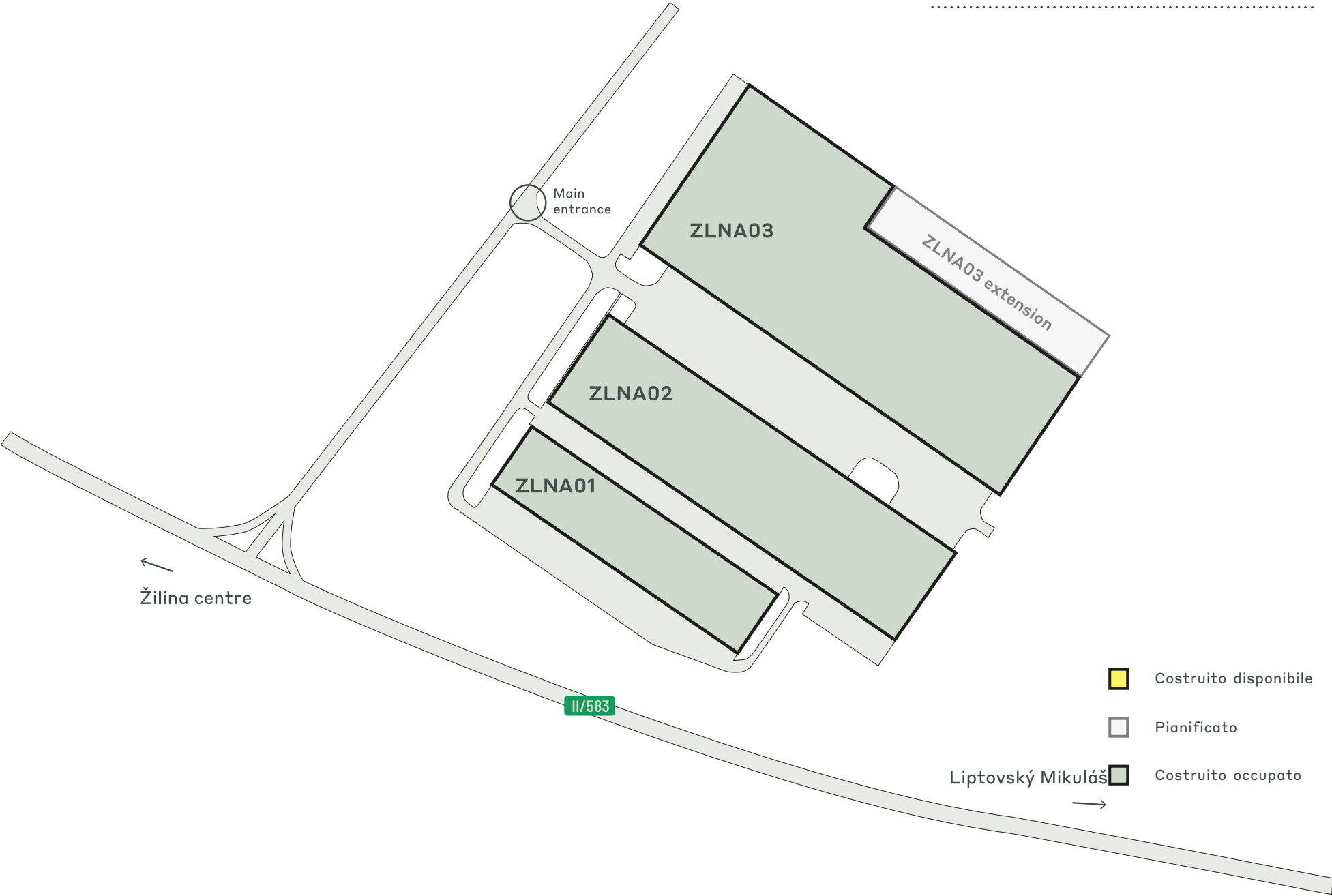
Stable & well-established industrial zone

CTPark Žilina enjoys a highly advantageous location near an important international road junction. In the city of Žilina, three major roads of international significance, namely E50, E75, and E442, converge. The D1 motorway, which runs through Žilina, connects the city with Slovakia's capital, Bratislava (210 km), in the east, and with Košice (260 km) in the west.

CARATTERISTICHE DEL PARCO

- ▶ Excellent motorway access
- ▶ Expansion opportunities
- ▶ Elegante paesaggio naturale
- ▶ Portineria





DATI CHIAVE DEL PARCO

CTPark Žilina



ARCHITETTURA
DEL PAESAGGIO



RICICLO
DELL'ACQUA



PRONTO PER
L'ENERGIA
SOLARE

DISPONIBILI ORA

0 m²

OPPORTUNITÀ DI SVILUPPO

6.452 m²

AREA EDIFICATA

64.484 m²

SUPERFICIE TOTALE

6,45 ha

INVESTITORI DEL PARCO E NELLE
VICINANZE

KB Components

Plakor

MOBIS Slovakia

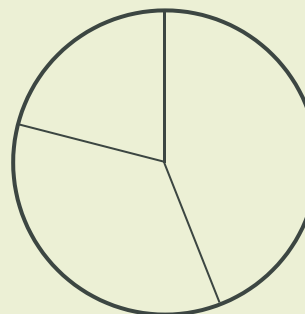
Constellium Automotive

INDUSTRIE NEL PARCO

44% Industria Automobilistica

35% Produzione

21% 3PL



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