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CTPark Sofia East

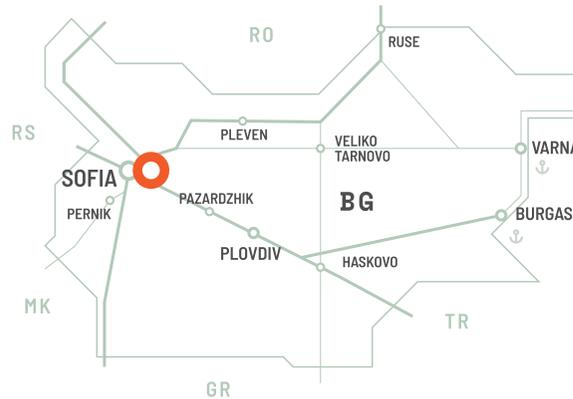
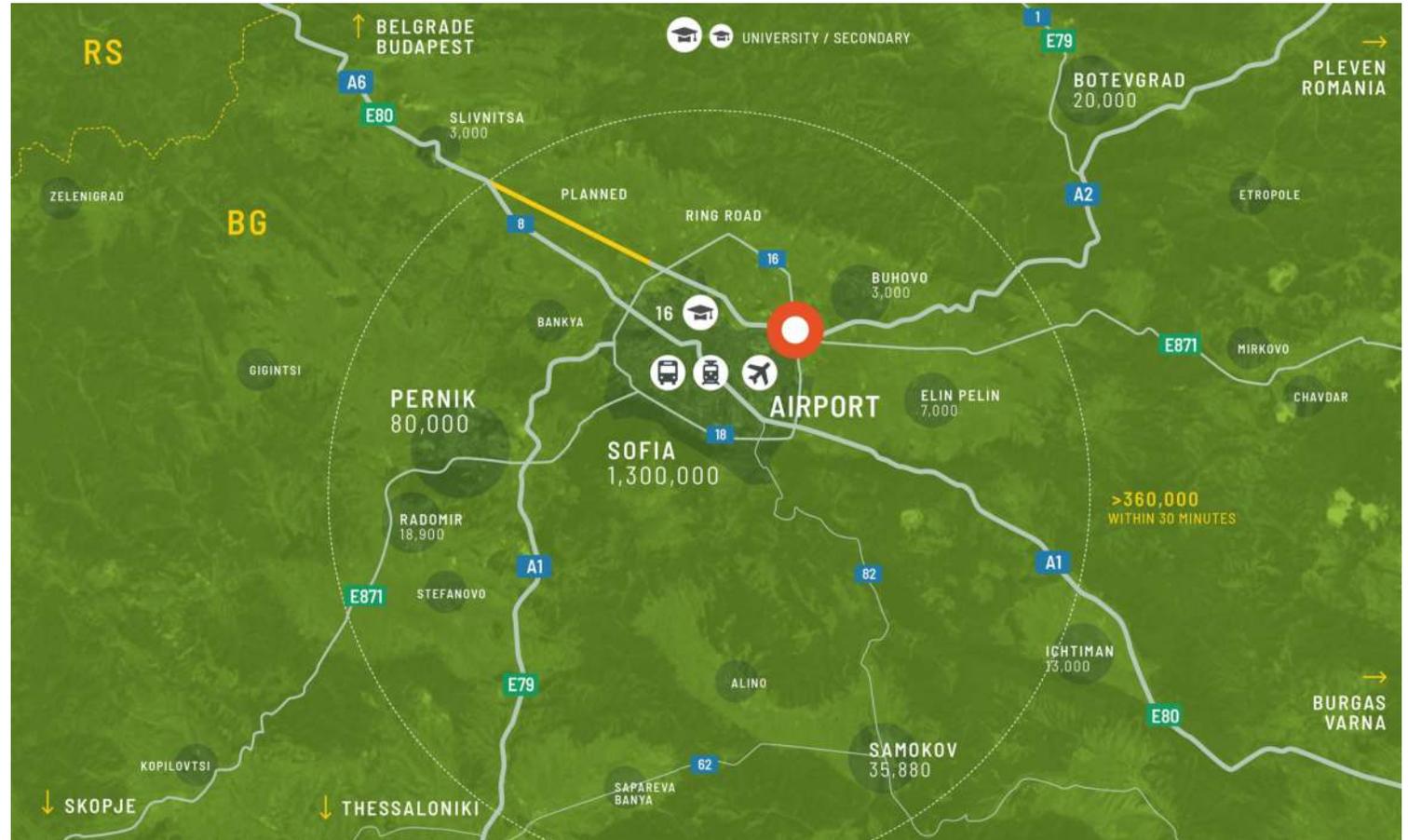


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## Regionálne centrum pre juhovýchodnú Európu a mimo nej

Sofia (capital) is the biggest economy in the country. About 39% of Bulgaria's GDP is produced here. Sofia also attracts about half of the total investment in the country. City offers the most diversified and active labor market with combination of high skilled workforce, foreign languages proficiency and efficient cost of labor. Education wise, Sofia offers the greatest number of schools of all types and educational levels. 51 accredited universities in the country are in Sofia. Apart from an educated work force, Sofia also has the best infrastructure connectivity to offer. The city is one of the main railway hubs in the country. It is interconnected with three European transport corridors and the starting point of several motorways that connect the capital with the Black Sea coast, Turkey, Greece and Serbia. Sofia also accommodates the busiest international airport in Bulgaria. The total capacity of the cargo terminals is 20 000 tons annually, and that of the passenger terminals is 4.6 m. passengers annually.

- ▶ Pozemok vhodný na budúcu výstavbu - postavený na mieru
- ▶ Priamy prístup a vysoká viditeľnosť z a na Ring Road
- ▶ Spojenie s diaľnicami A1, A2, A3 a A6 do stredného Bulharska, Čierneho mora, Macedónska a Srbska
- ▶ Obchodný park, reštaurácia a čerpacia stanica v blízkosti

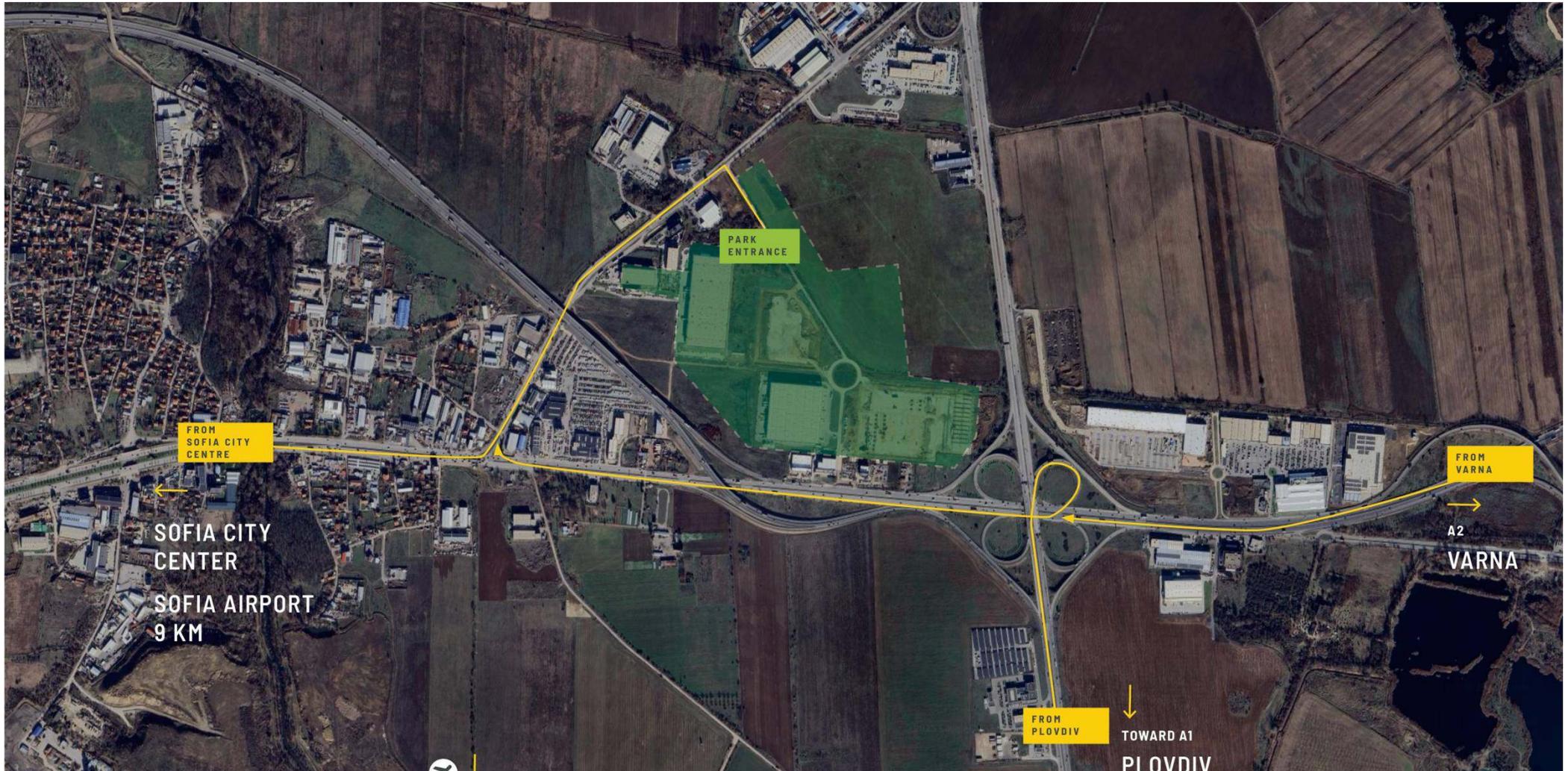


## Hodnotné umiestnenie reklamy pre logistiku

CTPark Sofia East tenants benefit from its convenient location for logistics - direct connection to four highways and only 20 minutes from Sofia International Airport and city center. Direct access from and to Ring Road

### VLASTNOSTI PARKU

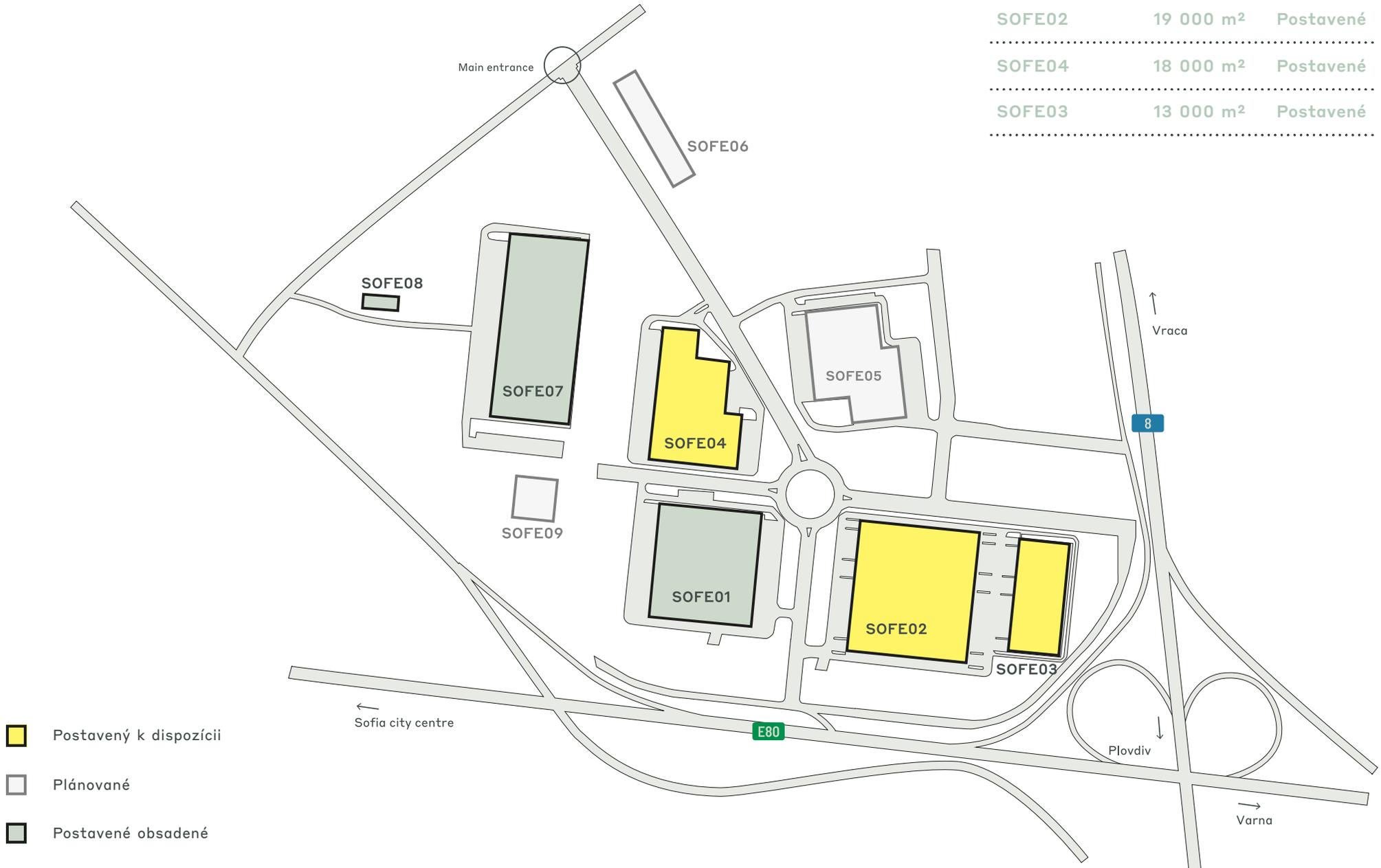
- ▶ Warehouses from 2,000 m<sup>2</sup> to over 20,000 m<sup>2</sup> in a single location.
- ▶ Suitable for logistics, light manufacturing, and e-commerce operations.
- ▶ Potential for expansion within the park in the coming years.
- ▶ Immediate proximity to Retail Park, Sofia Airport, and only 20 minutes from the city center.



# Masterplanned pre efektivitu podnikania

## DOSTUPNOSŤ A DORUČENIE

SOFE06	27 500 m <sup>2</sup>	Plánované
SOFE05	23 000 m <sup>2</sup>	Plánované
SOFE02	19 000 m <sup>2</sup>	Postavené
SOFE04	18 000 m <sup>2</sup>	Postavené
SOFE03	13 000 m <sup>2</sup>	Postavené



ÚDAJE O KLÚČOVOM PARKU

# CTPark Sofia East



SOLAR READY



ÚPRAVA  
KRAJINY



ČERPACIA  
STANICA



4,5 KM



VEREJNÁ  
AUTOBUSOVÁ /  
VEREJNÁ  
DOPRAVA



1,5 KM



11 KM

K DISPOZÍCII TERAZ

50 000 m<sup>2</sup>

PRÍLEŽITOSŤ NA ROZVOJ

50 500 m<sup>2</sup>

ZASTAVANÁ PLOCHA

95 830 m<sup>2</sup>

CELKOVÁ PLOCHA

28,47 ha

PARK A INVESTORI V OKOLÍ

Orbico Bulharsko

Quehenberger

Doručovacie riešenia

Maxima Bulharsko

Transkapitál

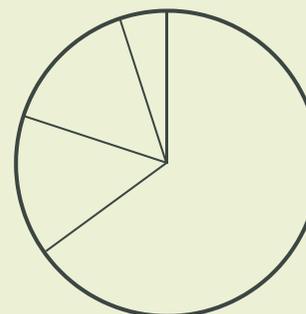
PRIEMYSEL V PARKU

65% Veľkoobchod

15% Služby

15% 3PL

5% Maloobchod



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# 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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KONTAKTUJTE MA

**Ivanka Ivanová**  
 Generálny riaditeľ, Bulharsko  
 ivanka.ivanova@ctp.eu

