



# CTPark Budapest West

**Park Address:**

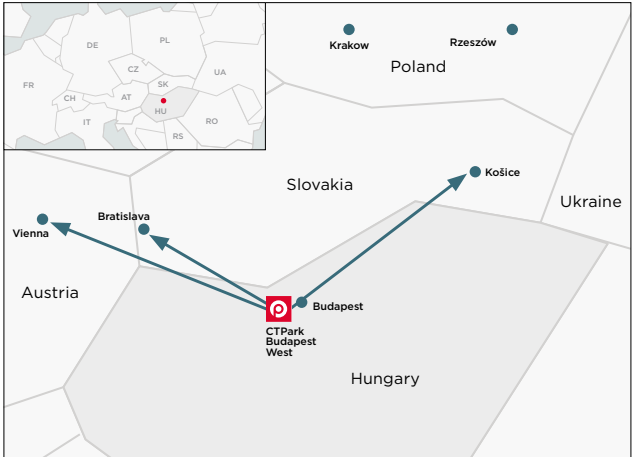
CTPark Budapest West  
2051 Biatorbágy, Hungary  
47°28'18.5"N 18°51'18.6"E

**Commercial Contact:**

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Distances	
M0 junction	1 km
Downtown Budapest	15 km
Budapest Airport	50 km
Bratislava	180 km
Vienna	225 km

CTPark Budapest West straddles the M1 highway connecting Budapest and Vienna, and is located only 1 km from the M0 ringroad leading to all other highways, and 15km from the city centre. CTPark Budapest West consists of three phases, and phase III has capacity for an additional 70,000 m<sup>2</sup> of new development on the site. The park is at an ideal location for logistics & distribution operators as well as manufacturers.

**Park Benefits**

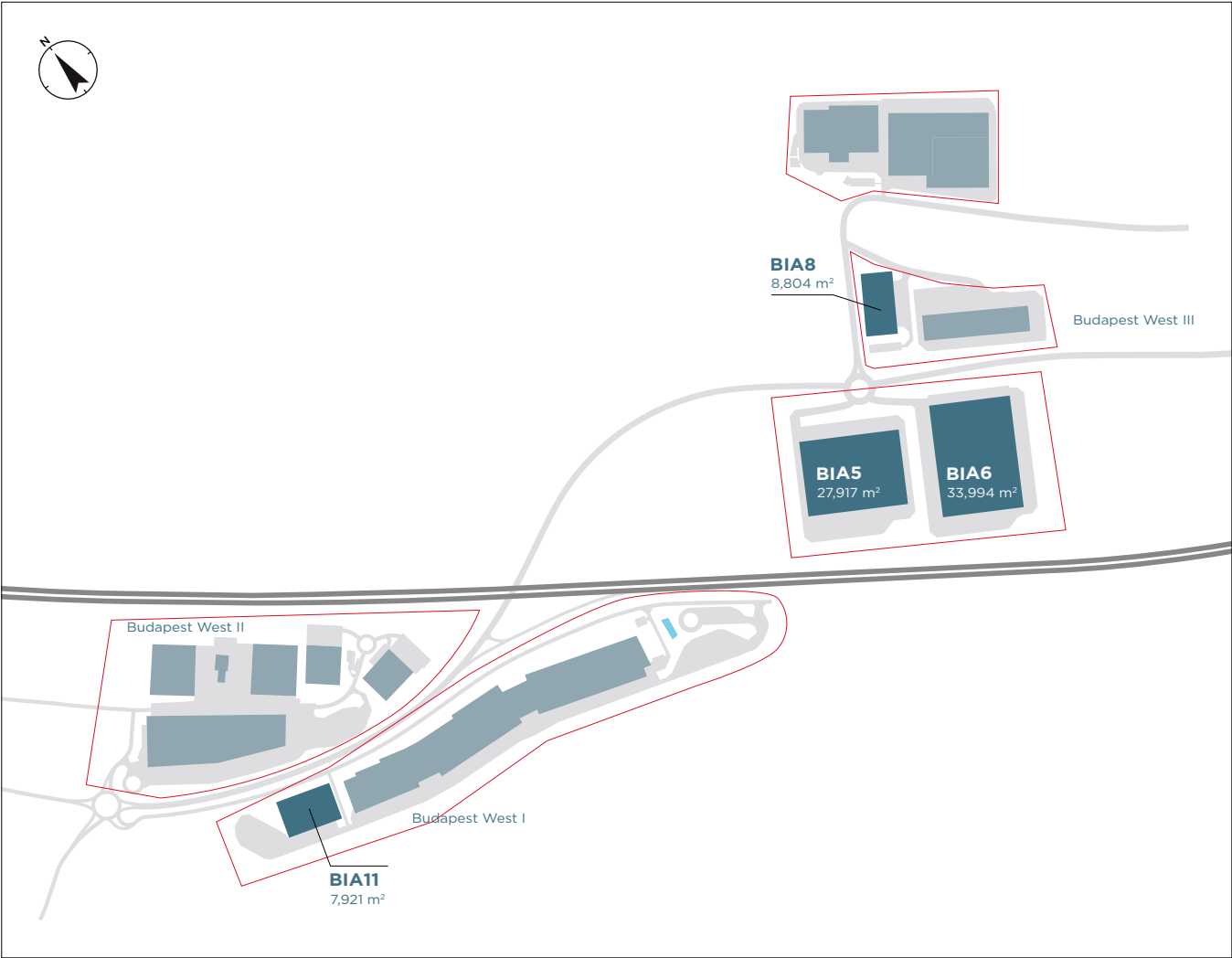
- ▶ Instant access to M1 highway and M0 highway
- ▶ CTP Shuttle Bus Service available for tenants’ employees
- ▶ Modern, A-class buildings

**CTP Benefits**

- ▶ Facility managers on-site
- ▶ Leading built-to-suit developer
- ▶ Flexible, long-term lease options
- ▶ Market leading building & sustainability standards

**Regional Benefits**

- ▶ Large accessible skilled labour pool
- ▶ Well established industrial zone
- ▶ Public transport close by (bus/train)



Total park size	63 ha
Total built-up area	147,000 m²
Planned construction	70,000 m²

Major investors in the park/region	
Englmayer Hungaria	International logistics
GSI Hungary	Production of silos for grain storage
Aldi Magyarorszag	Main logistics facility of national food retailer
Alpine European Electronics	Automotive supplier - navigation and audio technology
Ikea Warehouse	International furniture retailer - storage facility

800 m

7 km

2.5 km

50 km

1 km

7 km

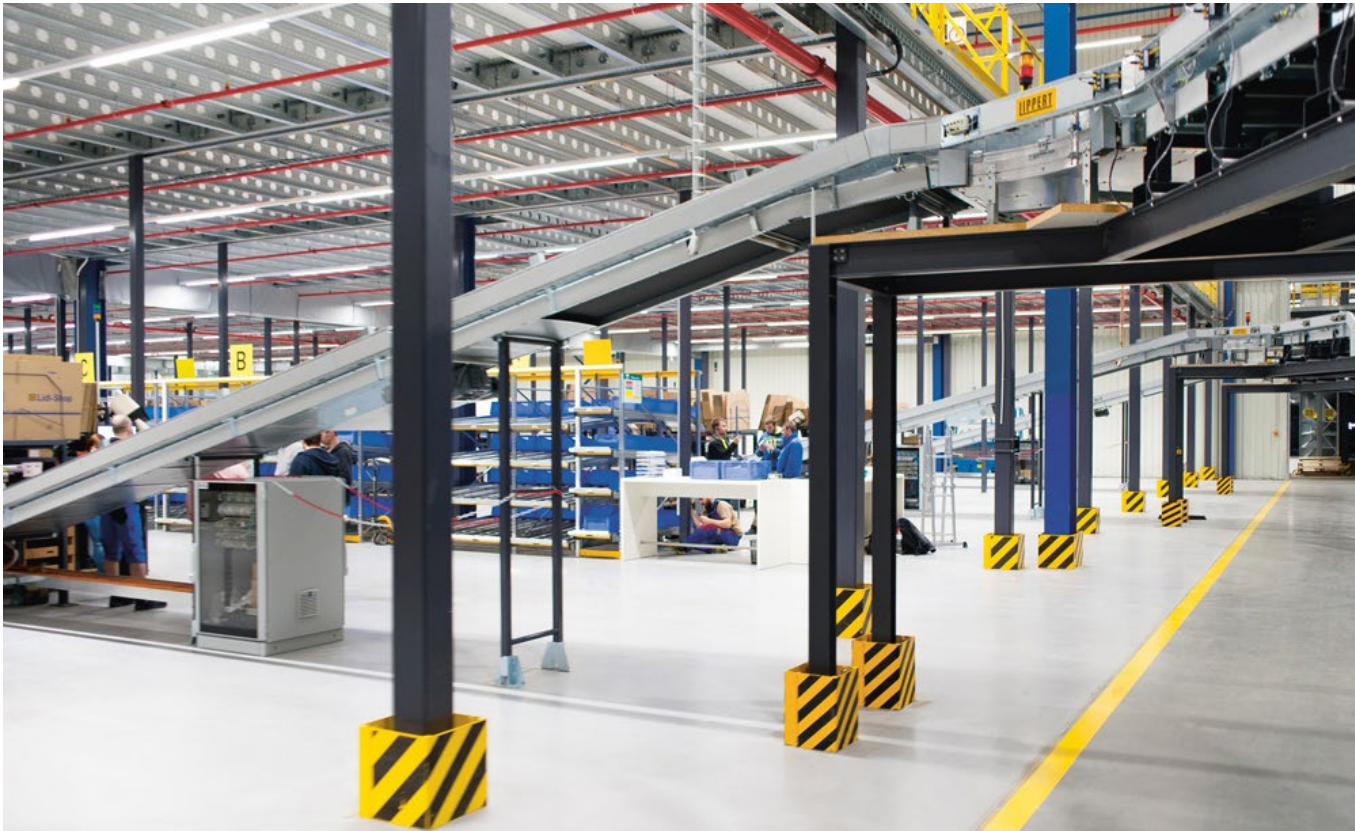
2.5 km

2.5 km

Built    Planned



Illustrative images



Turn-key, built-to-suit solutions to fit clients' exact requirements



Flexible options for dock levelers and loading ramps



Landscaped green areas with year-round park management services



Energy efficient buildings built to BREEAM standards and high EPC ratings



End-to-end development services including permitting, design, construction, project management, and facility management after move-in



High quality standards including flexible 12x24 m grid, partition walls, sprinkler &amp; fire safety systems, LED &amp; natural lighting

**CTP is a full-service commercial real estate developer and manager**

specializing in the delivery and management of custom-built, high-tech business parks for leading international and domestic companies making strategic investments in new or expanded operations in Central Europe.

- ▶ CTP adds value due to its vertically integrated business model and dedicated team of over 290 professionals. The CTP platform provides seamless, end-to-end property development services including in-house design, construction, legal and permitting teams.
- ▶ After move-in, CTP provides full park and property management services. On-site, or through our 24/7 on-line ServiceDesk, CTP is able to provide quick response times and a personal, professional approach.
- ▶ CTP remains the owner and manager of our business parks, continually investing and upgrading our facilities to ensure lasting value to our clients.
- ▶ Awarded ISO 14001 certification in 2011, continual improvement is part of our DNA. Every year we rigorously review our building standards to keep up with the latest developments to both save you time, lower your energy costs, and create the most efficient and comfortable workplace for your employees.

# #1

**Market leader in CEE**

**4.5** Million m<sup>2</sup>

### Total Lettable Area

80+

Locations in  
8 CEE countries

300+

## Employees

450+

## Clients

## NOTES