Illustrative image

CTPark Belgrade West

Park Address:
CTPark Belgrade West
Zmaja Ognjenog Vuka
22310 Serbia
44°53'03.6"N 20°05'56.2"E

Commercial Contact:
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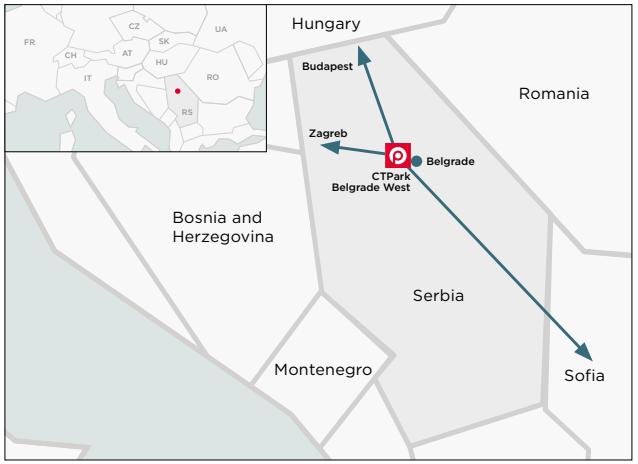


Distances	
Belgrade	33 km
Budapest	360 km
Zagreb	369 km
Sofia	424 km
Skopje	463 km

CTP Park Belgrade West is located in an established industrial zone near the town of Šimanovci near to the Beograd-Zagreb E-701 motorway. The location is ideally situated close to the Nikola Tesla international airport, with excellent transport access to Zagreb, Belgrade and state borders.

Park Benefits

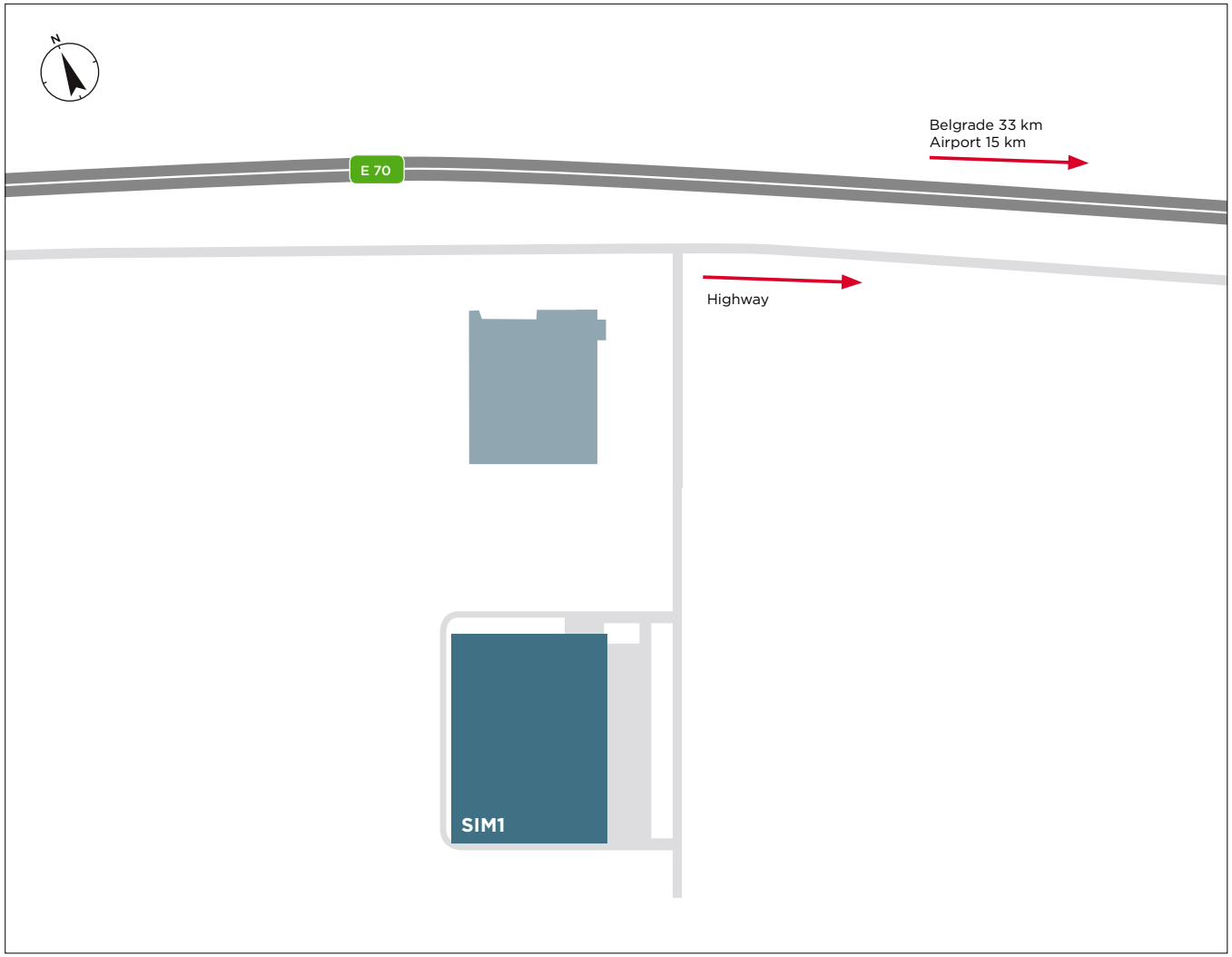
- Direct highway access
- Strategic location for logistics
- Sufficient land available for future expansion

CTP Benefits

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

Regional Benefits

- Close proximity to the main Belgrade market (20 km) with approximately 1.7 million inhabitants
- Highly skilled labour pool with above average unemployment



2.6 km

15 km

Built

Planned

Total park size	**2.5 ha**
Total built-up area	**0 m²**
Planned construction	**14,112 m²**

Major investors in the park/region	
Phoenix Pharma	International wholesale of medicines
Peri	International manufacturers of formwork and scaffolding

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 12×24 m grid, partition walls, sprinkler & fire safety systems, LED & 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 eficient and comfortable workplace for your employees.

#1

Market leader in CEE

5 Million m²

Total Lettable Area

90+

Locations in 8 CEE countries

380

Employees

450+

Clients

NOTES