



RAKOVSKY
BUSINESS PARK



LOGISTICS | WAREHOUSES | LIGHT MANUFACTURE



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BULGARIA

Bulgaria is considered to be the main link between Europe, Asia and the middle east, as a result of its strategic geographical location, which sits on 5 out of 10 pan European transport corridors:

Corridor 4 - Budapest - Vidin - Sofia - Thessaloniki - Istanbul.

Corridor 7 - Danube River - Frankfurt - Viena - Belgrade - Vidin - Rousse.

Corridor 8 - Durres - Skopia - Bourgas - Varna .

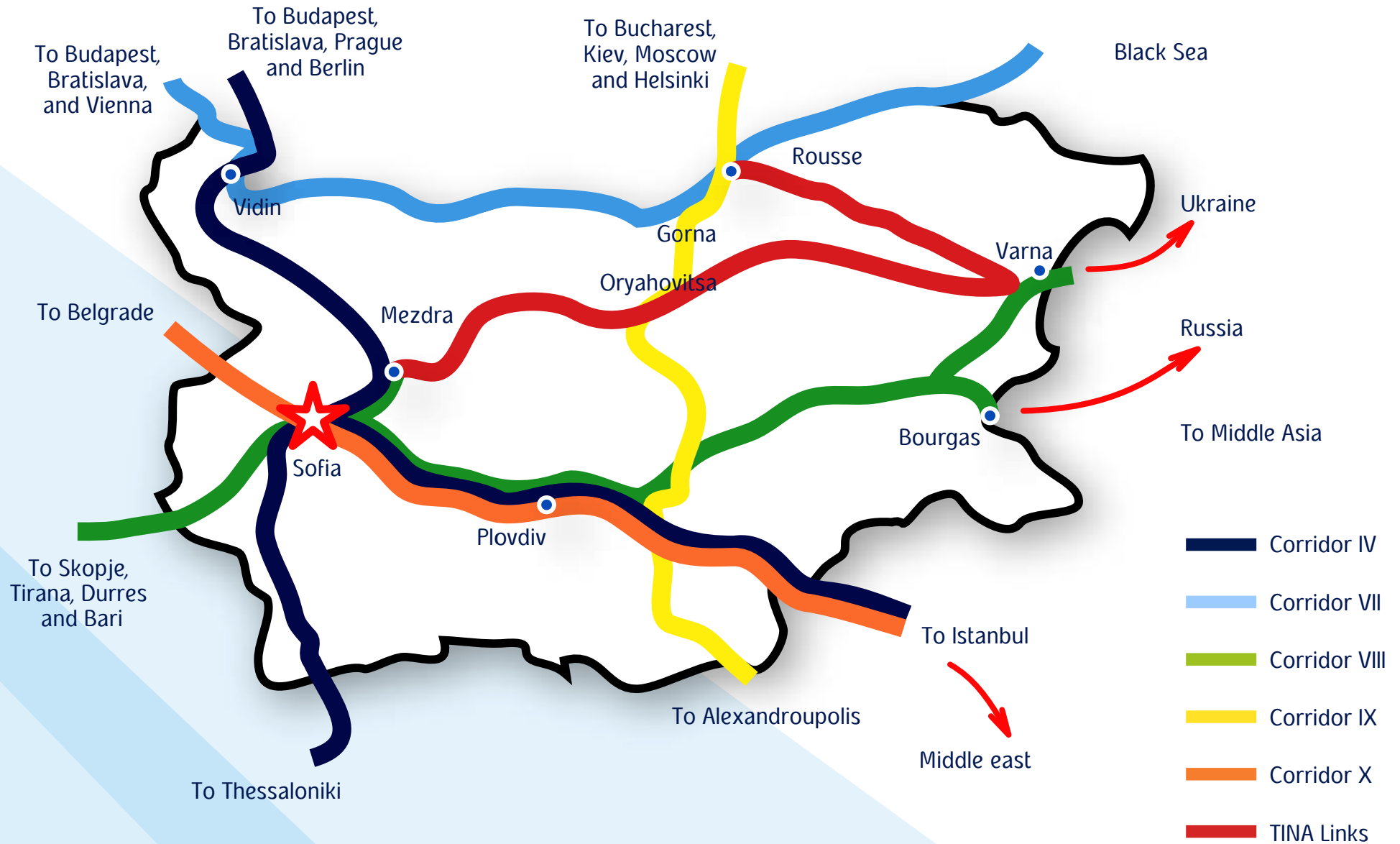
Corridor 9 - Alexandropolis - Rousse - Bucharest - Vilnius - Moscow.

Corridor 10 - Belgrade - Sofia - Plovdiv - Istanbul .

Bulgaria offers political stability, one of the lowest operational costs in the EU, low level of tax (10% corporate income tax), a well educated and highly skilled labour force with highly competitive wages levels, governmental support to priority investment projects, favorable climate and constantly increasing foreign investment. There is no doubt that Bulgaria has become one of the most promising countries in the EU for the development and investment of logistic, manufacturing and industrial projects.



TRANS-EUROPEAN TRANSPORT CORRIDORS IN BULGARIA



PLOVDIV REGION



Plovdiv is the second largest city in Bulgaria with a population of 400,000. The Plovdiv region is strategically located at the junction of 3 of the major pan European transport corridors (4, 8, and 10). Plovdiv is well located in central Bulgaria greatly adding to the importance of the city of Plovdiv and its region.

Plovdiv International Airport is considered to be the biggest Balkan cargo airport. This is fast becoming a key factor for choosing the region as the center for logistics, warehouses and manufacture in Bulgaria. The Plovdiv region has a total population of approx 1 million and offers the availability of a highly skilled workforce at the most competitive wages in Europe.



The Plovdiv region is a preferred and proven manufacturing and logistics location of major international companies and investors such as: Socotab, Leibherr, Schneider Electric, Ferrero group, Kaufland logistic center, William Hughes, Linde AG, Mercedes Benz, Hyundai, Bosch, ABB group, Steelmet Agri Bulgaria, Rubicom, Ixetic, Davavrem with many more companies on their way.

The four leading logistics and industrial zones of the Plovdiv region (Rakovsky, Maritsa, Kuklen, Purvomai) have already proven themselves with infrastructure facilities of international standards such as asphalt roads, modern electric power supply (20-220 km), sewage system, water supply, gas supply, optical communications as well as governmental tax incentives for corporate income taxation with 100% remission of the corporate tax for companies and investors performing production activity in the region (according to art. 61 of the Bulgarian law) such as given in the Rakovsky industrial zone and its municipality.



The close proximity to the Trakia highway (Sofia-Bourgas-Istanbul), Plovdiv International Airport and the Sofia-Bourgas railway line next to them has also contributed greatly to the increasing development of the Plovdiv region as a fast growing logistics and industrial center.



RAKOVSKY BUSINESS PARK

Concept

Rakovsky Business Park is one of the largest logistic, warehouse and light manufacturing parks in Bulgaria. It will be an exceptional blend of functionality, architectural harmony, excellent services, strategic location and respect for the environment. The park is planned to the highest standards by architects and project managers with extensive international experience in projects of this type.



Location

Rakovsky Business Park is located in a strategic key position nearby 3 Pan European Corridors. It is only a minute drive from the existing Rakovsky industrial area which has already proved to be one of Bulgaria's most established locations for distribution facilities, light manufacture and logistic operation. It already hosts international firms like: Kaufland logistic center, William Hughes, ABB, Rubikom, Ixetic, textile companies and many others who have already chosen the Rakovsky area for their operation center.

- Distance to Trakia highway (Sofia - Bourgas - Istanbul) - 5 km.
- Distance to Rakovsky existing industrial area - 0.8 km.
- Distance to the city of Plovdiv - 15 km.
- Distance to Sofia - 140 km.
- Distance to Plovdiv International Airport (biggest Balkan cargo airport) 25km.
- Distance to Sofia - Plovdiv - Burgas railway line - 18 km



CONCEPTUAL LAYOUT DESIGN



RAKOVSKY BUSINESS PARK

Advantages and Utilities

The site has a total area of 502,000 sq.m. It is one of the biggest privately owned logistic and industrial parks in Bulgaria and offers advantages and utilities such as:

- Approved regulation with permission for, logistics, warehouse, Light manufacture and services.
- Most flexible parameters of construction possible: built density up to 250% (kint- 2.5), coverage up to 75%, height up to 15 meters, green areas of 20%.
- The park will host various services components such as: commercial center, gas station, offices space for the tenants on site operations etc.
- Full infrastructure availability: electricity network (20kv), water supply, gas supply, sewerage system.
- Parking: the park will accommodate a total of 3,600 parking places approx, including automobiles, TIR parking (trailer trucks) and public/visitors parking.
- Green areas: the park will have approx. 100,000 sq.m of green areas which will enhance the atmosphere of the people working inside the park.
- Maximum flexibility for end users needs (size of plots, buildable areas, purpose).
- Management / maintenance company for the park: 24 hours security. Fenced and gated surroundings of the park. Active maintenance of public and green areas.

