



NATIONAL COMPANY INDUSTRIAL ZONES

Bulgaria

Strategic Partner for Investors in Bulgaria

Company Overview 2024

Established in 2009 as a public enterprise, NCIZ administers the state-level industrial parks and zones on behalf of the Ministry of Economy and Industry of Bulgaria.

- Development of industrial parks and zones
- Attraction of investment in sectors with high added value
- Sale and rental of land and warehouses
- End-to-end support to investors
- Enhance favourable investment conditions and business synergies





A total of 13 projects

Over 11 000 000 m² total area



Eight operating industrial parks

- Industrial Park **Sofia-Bojurishte**
- Industrial Park **Vidin**
- Industrial & Logistics Park – **Burgas**
- Free Zone **Ruse**
- Industrial Zone **Svilengrad**
- Transit Trade Zone– **Varna**
- Industrial Zone **Zagore – Stara Zagora**
- Industrial Park Pleven - **Telish**

Five parks under development

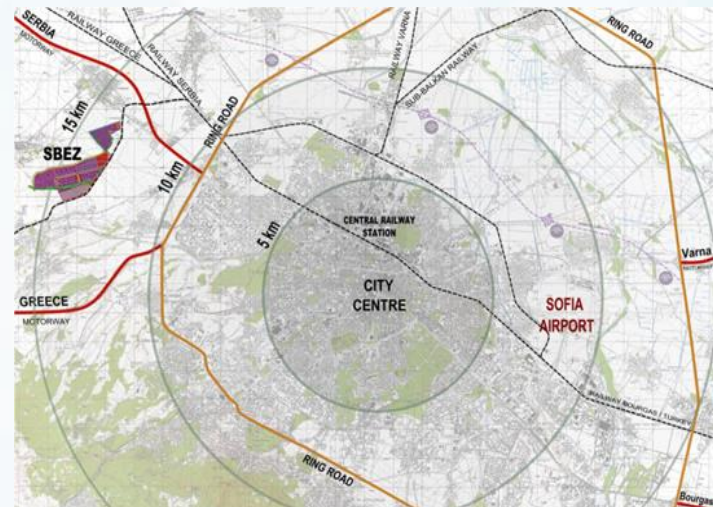
- Industrial Park **Karlovo**
- Industrial Park **Suvorovo – Varna West**
- Industrial Zone **Kardzhali**
- Industrial Park Sofia – **West**
- **ECONOMIC ZONE DOBROSLAVTSI (near Sofia)**



Total area: 2 983 692 m²

Location

- Sofia City Center 15 km away
- Sofia Airport 23 km away
- 5 km from a highway to Greece
- 2 km from a highway to Serbia
- Next to the international road connecting Europe with Türkiye and Asia
- Direct connection to the railway network



INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTE

39 investment projects has been developing in Industrial Park Sofia-Bozhurishte, which are in the sectors of Automotive Industry, High Tech, Warehousing & Logistics, Biotechnology. The companies are European so far - Bulgarian, German, Danish, Greek, Turkish, Swiss.

Investments in the zone: approx. **312 million EUR**

Job Openings: over **2000**



INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTE

Behr-Hella Thermocontrol GmbH

Two projects – plot area 70 000 m²

1st project - amount of the investment: **21,3 million EUR**, approx. **350 new jobs (2015)**

2nd project- amount of the investment: **16 million EUR**, approx. **250 new jobs (2019)**

A **German investor from the automotive industry**. The company constructed a **production facility and a R&D center** for engineering and manufacture of control units for automotive air-conditioning systems.

Their main customers include **leading producers** such as **Audi, Bentley, BMW, Bugatti, Chrysler, Daimler**, Ford, GM, Lamborghini, Renault, MAN, Nissan, Porsche, Renault, Seat, Skoda, Volkswagen, Volvo.



INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTE

JYSK Distribution Center Bozhurishte



Two projects – total area **300 000 m²**

1st project - amount of the investment: **100 million EUR**,
approx. **200 new jobs (finished 2019)**

2nd project- amount of the investment: **12 million EUR**,
(the construction works **started in March 2022**)

The Danish furniture and interiors company JYSK Nordic has implemented a **large-scale investment project** in Industrial Park Sofia – Bozhurishte by constructing the largest distribution center in South East Europe.

Bulgaria & Industrial Park Sofia - Bozhurishte have been selected as the **best business environment & the best location** for production & distribution in SE Europe.



INDUSTRIAL PARK VIDIN

Total area: 308 627 m²

- Greenfield site: 159 641 m²
- Administrative building: 699 m²
- Opportunity for extension of the office area and construction of additional premises
- Available built-up area (indoor warehouses): approx. 7 300 m²
- Open areas for storage, maintenance and cleaning of containers and other transport units

Location:

- **On the bank of the Danube river** next to Danube Bridge - 2, a freight port, and a ship terminal
- Located **on two borders** – land with Serbia and river with Romania
- Junction of Pan-European **Transport Corridors № IV and № VII**



Infrastructure:

- Open-air and covered warehouse space for rent
- Well-developed road network
- Electricity, Water and sewerage
- Filling station and fuel storage facilities
- Automobile scales with axis weighing
- Freight port

INDUSTRIAL PARK PLEVEN - TELISH

Total area for sale: 2 036 638 m²

Built-up area: 32 329 m²

Location:

- In immediate proximity to the main railway road Sofia-Varna
- On the main road Sofia-Ruse



Infrastructure:

- International road & Railway network
- Electricity supply
- Water supply and sewerage
- Telecommunication network
- <http://nciz.bg/proekti/industrial-zone-telish-62.html>

FREE ZONE RUSE

Free Plots

Total area: 370 235 m²

- Built-up area: 30 000 m², 29 warehouses
- Open-air warehouses: 20 000 m²

Location:

- **800 m** to the East of **Danube Bridge** connecting Bulgaria and Romania
- Right next to the **port of Ruse**
- Junction of Pan-European Transport Corridors **Nº VII and Nº IX**



www.freezone-rousse.bg

Infrastructure: Intermodal terminal; Well-developed road network; Electricity; Gasification

INDUSTRIAL ZONE SVILENGRAD – FREE PLOTS



Total area: 70 000 m²

Warehouses for rent: 864 m²

Offices for rent: 187 m²

Location:

2 km to the border with Greece

50 m to railway connections with Türkiye and Greece

Access to transport corridor № IV connecting Europe with Türkiye



❖ **Terrain 1** - approximate area 20,000 sq. m (+ 4-5 acres)

❖ **Terrain 2** - approximate area of 17,000 sq. m. (+ 2-3 acres)

<https://www.isw.bg/industrialna-zona-svilengrad>





Investors

- **35 contracts** have been signed with companies from the light industry and construction sectors for the establishing of production and warehousing facilities.
- Total amount of the investment – **over 37 million EUR.**
- Approx. **800 new jobs** to be created.

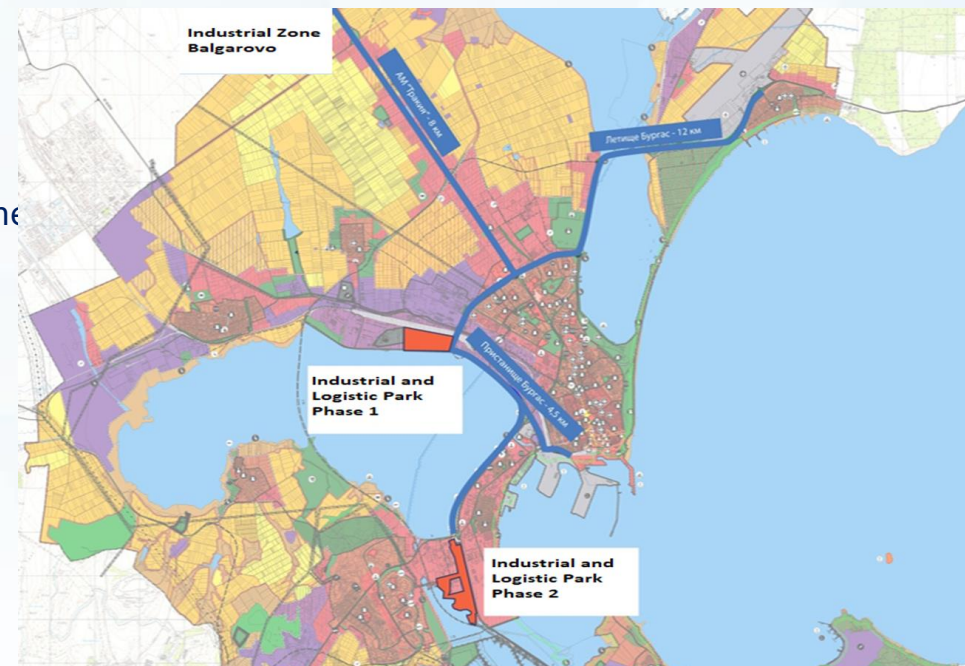
Phase 1 of the zone: 238 240 m²

Phase 2 of the zone: 600 000 m²

Phase 3 New industrial land of 150 000 m²

Location:

- In the second biggest Black Sea city and the biggest cargo harbour in Bulgaria
- 10 km to Burgas airport
- 4 km to Burgas harbour
- 2 km to Trakia highway
- <https://www.industrialpark-burgas.bg/en>



INDUSTRIAL AND LOGISTICS PARK – BURGAS – SOUTH-WEST PART – Phase 2

Available plots:

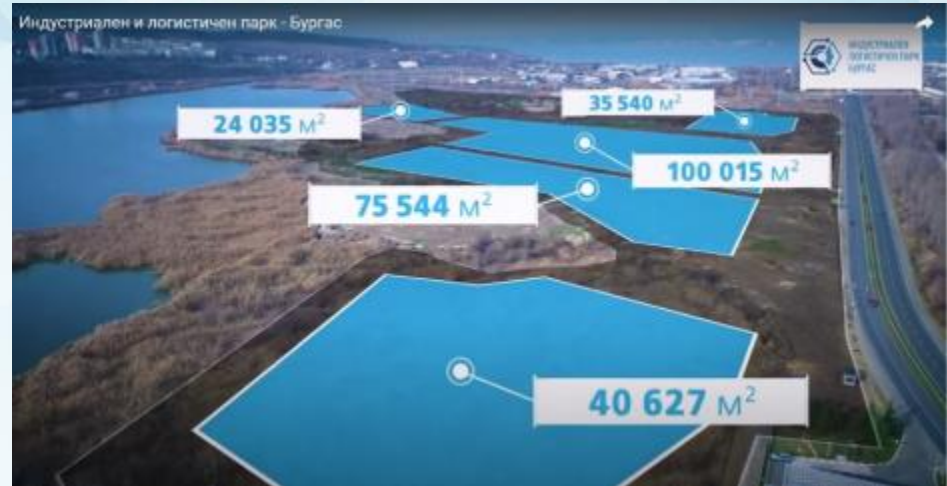
Plot No1: 40 627 m²

Plot No2: 75 544 m²

Plot No3: 100 015 m²

Plot No4: 24 035 m²

Plot No5: 35 540 m²



Main characteristics of industrial zone "South-West":

Construction indicators, according to the accepted PJP-PKZ of the zone are as follows:

- Density-50%;
- Maximum building height-10 v.
- Coefficient of construction intensity - 1.0;
- Landscaping- 10%;



INDUSTRIAL ZONE ZAGORE (STARA ZAGORA)



www.zonazagore.com

Total area: 115 000 m²

- 11 plots between 4 000 and 15 000 m²
- Development of an office building

Location

- 10 km to Trakya Highway
- On the road Stara Zagora – Burgas
- **New land of 642 000 m² under development**

TRANSIT TRADE ZONE - VARNA



<http://www.ttz-varna.com/>

Total area: 104 000 m²

- Warehouses: 5 x 500 m²
- Greenfield area: over 40 000 m²

Location:

- 1.5 km away from Varna city center, located on the island part in the Southern Industrial Zone
- Only 500 m from the main entrance out of Port Varna

URBANIZED AREAS WITH FULLY DEVELOPED INFRASTRUCTURE



INDUSTRIAL PARK KARLOVO

Total area for sale: 615 550 m²

Location:

- In the geographical center of Bulgaria
- 145 km to Sofia
- 56 km to Plovdiv

Possibility for:

- International road & Railway network
- Water supply and sewage
- Electricity supply
- Telecommunication networks



INDUSTRIAL PARK SUVOROVO – VARNA WEST

Total Area: 391 048 m²

Location:

- Near the largest Black Sea city in Bulgaria
- 35 km to Varna; 28 km to Varna airport
- 18 km to Varna – West port
- 11 km to highway to Sofia

Possibility for:

- National road & Railway network
- Water supply and sewage
- Electricity & Gas supply
- Telecommunication networks

Projects in initial stage of development



INDUSTRIAL ZONE KARDZHALI

Total area for sale: 94 431 m²

Location:

- In proximity to railway network
- In immediate proximity to National Road I-5 (Ruse - Makaza)

Infrastructure:

- Electricity (in proximity)
- Gasification (in proximity)
- Water supply (in proximity)
- Telecommunication network



HIGH-TECH INDUSTRIAL PARK SOFIA WEST

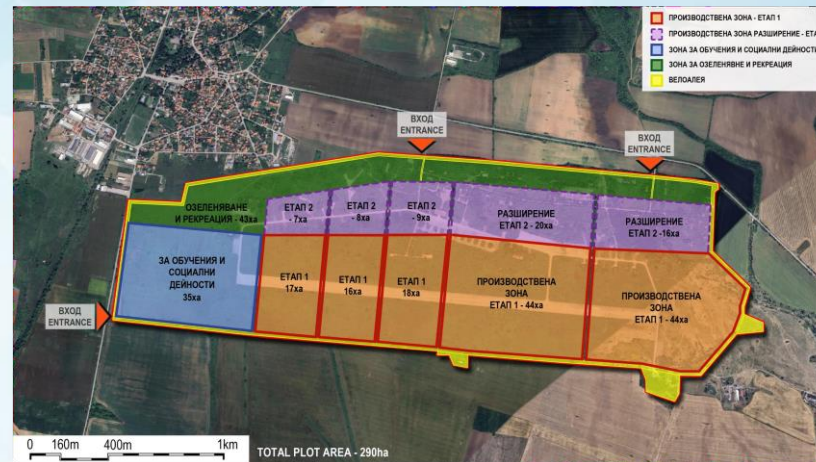
Total area for sale: 226 165 m²

Location:

- In Sofia city, Krasna polyana dist.
- 20 km to Sofia Airport, 8 km to city center
- Near International Road & Railway network
- 2,5 km to the highway to Greece
- 5.5 km to the highway to Serbia

Infrastructure:

- Electricity
- Gasification
- Water supply and sewage
- Telecommunication network



ECONOMIC ZONE DOBROSLAVTSI

First Specialized Zone in the Automotive Industry

Total area: 2 901 745 m²

Building area: 30 704 m²

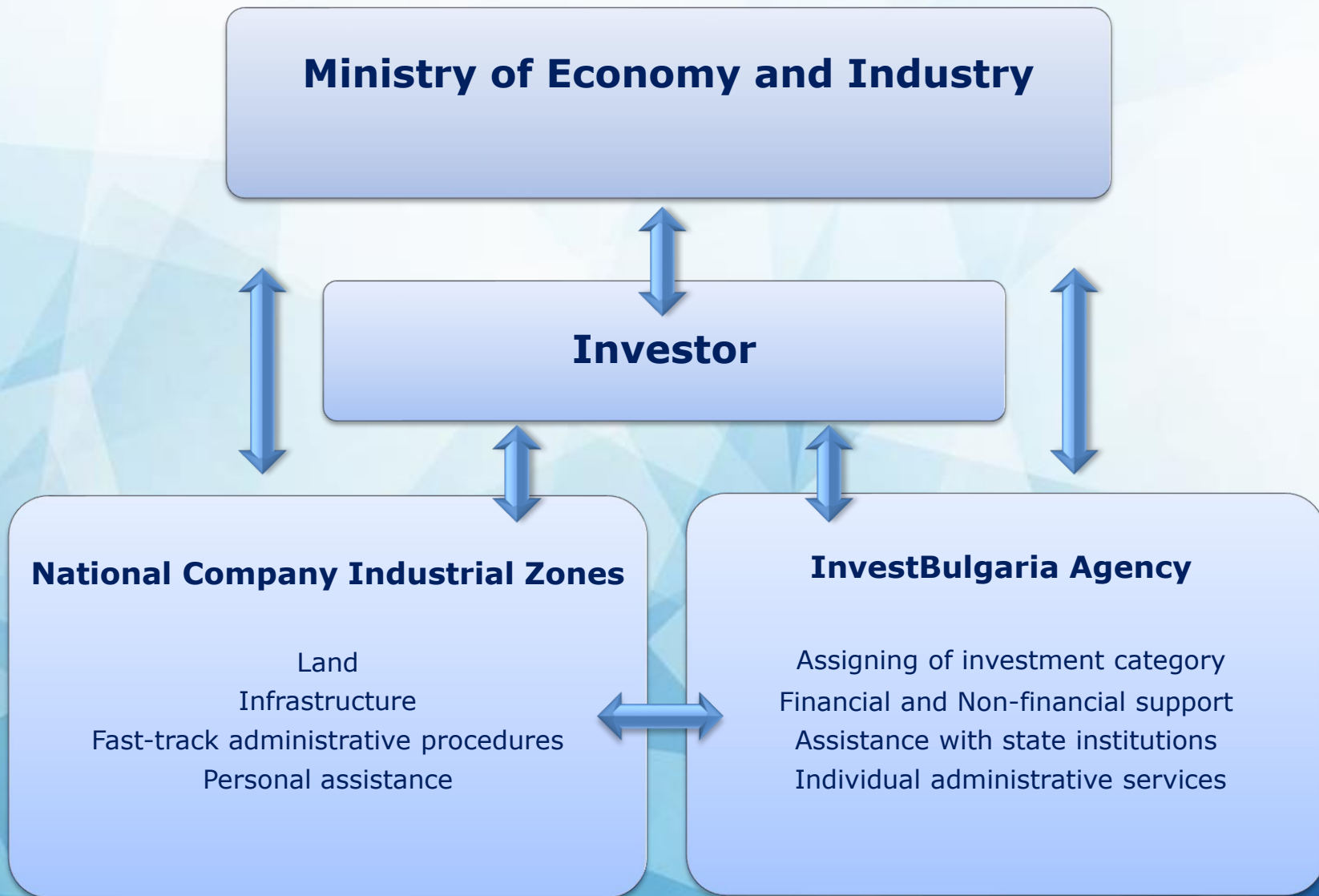
Location:

- Close proximity to major international roads and EU transport corridors
- Sofia City Center – 17 km
- Sofia Airport – 30 km
- 17 km to a highway bound for Greece
- 15 km to a highway bound for Serbia

Infrastructure under development:

- Water supply and sewage
- Electricity supply
- Telecommunication networks





Why Bulgaria and NCIZ



STABILITY

- ❑ EU, NATO & WTO member
- ❑ Low budget deficit and government debt
- ❑ Currency board
- ❑ Sustainable financial system

EDUCATED WORKFORCE

- ❑ 80 000 students
- ❑ 25 % of population hold university degree
- ❑ 49,5 % of population speak at least one foreign language

EASY MARKET ACCESS

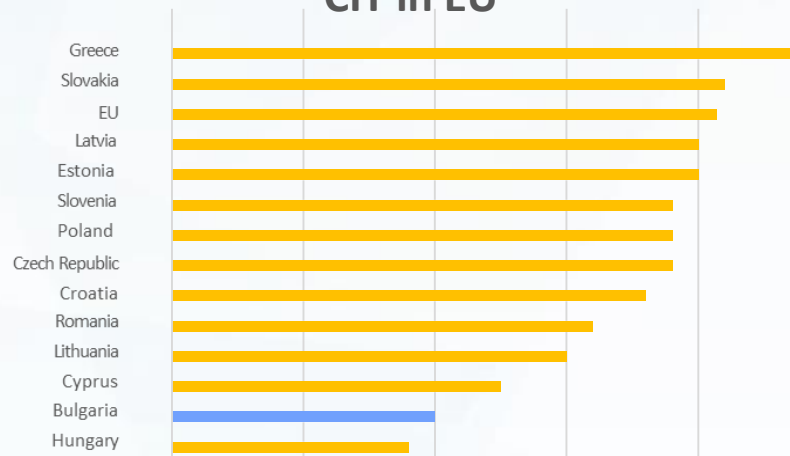
- ❑ European Union
- ❑ Turkey
- ❑ Middle East
- ❑ 1,3 bn customers

REDUCED COST AND RISK

- ❑ Attractive taxation system
- ❑ Competitive cost of labor
- ❑ Favorable office rents and low cost of utilities

- ❑ **Corporate Income Tax – 10 %;**
- ❑ **Individual Income Tax – 10 %;**
- ❑ **Dividend tax – 5 %**
- ❑ **VAT – 20 %**
- ❑ **Taxes on labor - 34.8 % of labour costs**

CIT in EU



SUMMARY

NCIZ offers its partners:



- **LOCATION** – industrial parks and zones with prime location and excellent transport connectivity.
- **INFRASTRUCTURE** – industrial plots for sale or rent with all the necessary infrastructure (road network, electricity, water and sewerage, gasification, telecommunications).
- **PREDICTABILITY** – as witnessed by our successful experience with numerous previous investors.
- **COMPETITIVE CONDITIONS** for investors certified under the **Investment Promotion Act** – the opportunity to be granted special incentives by the InvestBulgaria Agency facilitating the investment project.
- **PERSONAL ASSISTANCE AND PARTNERSHIP** during the whole investment process – support and consultations for all administrative procedures in order to facilitate the investors' projects as much as possible.



NATIONAL COMPANY INDUSTRIAL ZONES

THANK YOU FOR YOUR ATTENTION!

CONTACT US AT:

1, Angel Kanchev str.
Sofia 1000, Bulgaria
Tel.: +359 2 890 29 02
Tel./Fax: +359 2 987 16 84
e-mail: marketing@nciz.bg
www.industrialzones.bg



Strategic Partner for Investors in Bulgaria