



NATIONAL COMPANY INDUSTRIAL ZONES

Bulgaria

Strategic Partner for Investors in Bulgaria

Overview



NATIONAL COMPANY INDUSTRIAL ZONES (NCIZ)

A company with a sole shareholder the Ministry of Economy and Industry of Bulgaria

Specialized in

- Design and development of industrial parks
- Management of industrial parks and technological centres
- Offering plots and warehouses for sale or rent
- Providing complex services for investors
- Promoting investments in sectors with high added value
- Creating favourable investment conditions

Infrastructure of the parks:

- Well-developed internal road network
- Electricity
- Telecommunications
- Water supply and sewerage
- Gas supply (available only in Bozhurishte, Burgas, Ruse and Zagore)
- Warehouse facilities (available in Vidin, Ruse, Svilengrad, Varna and Telish)



Eight operating industrial parks

- Industrial Park **Sofia-Bozhurishte** - 2 983 692 m²
- Industrial Park **Vidin** - 308 627 m²
- Industrial & Logistic Park – **Burgas** – 838 240 m²
- Free Zone **Ruse** - 370 235 m²
- Industrial Zone **Svilengrad** - 70 000 m²
- Transit Trade Zone– **Varna** - 104 000 m²
- Industrial Park Plevan - **Telish** - 436 812 m²
- Industrial Zone **Zagore** – **Stara Zagora** - 557 000 m²

Five parks in progress

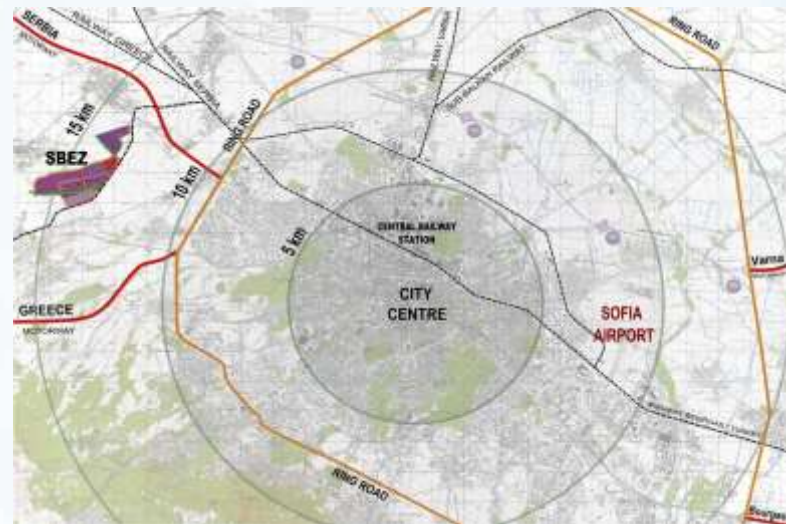
- Industrial Park **Karlovo** - 615 550 m²
- Industrial Park **Suvorovo – Varna West** - 391 048 m²
- Industrial Zone **Kardzhali** - 94 431 m²
- Industrial Park **Sofia – West** - 312 830 m²
- **New Project: ECONOMIC ZONE DOBROSLAVTSI (near Sofia)** - 2 901 745 m²



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 Turkiye and Asia
- Direct connection to the railway network
- <https://tour.nciz.bg/>

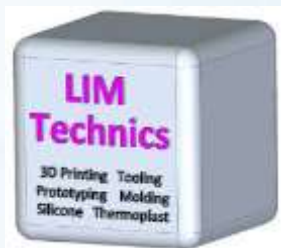


INVESTORS IN INDUSTRIAL PARK SOFIA-BOZHURISHTE

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

Investments in the park: over **330 mln EUR**

Job Openings: over **2450**



Industrial and Logistics Park - Burgas



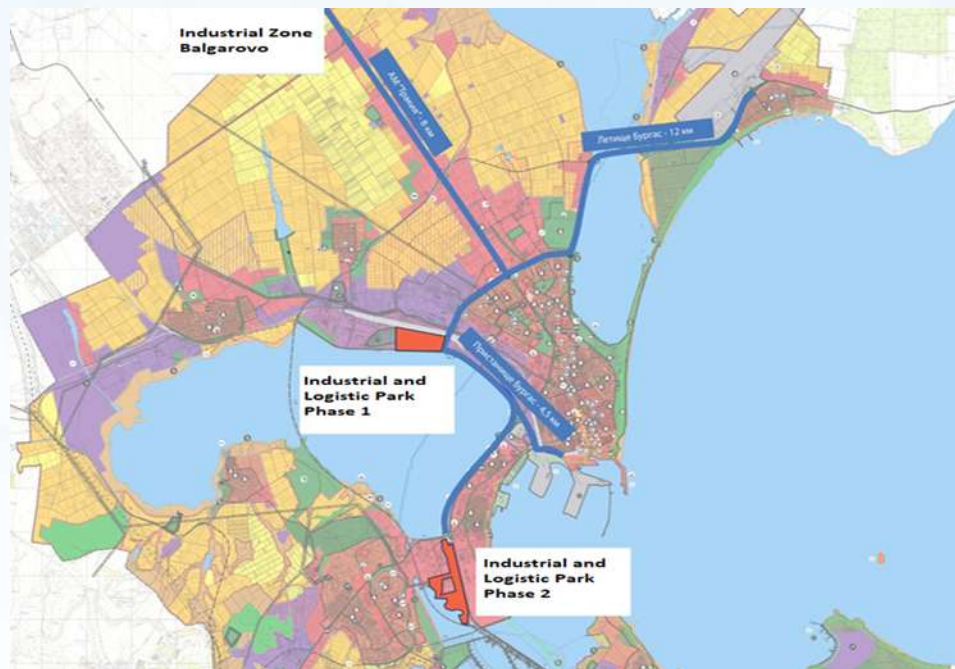
Investors

- **36 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 52 million EUR**
- Over **1600 new jobs**

Phase 1 of the park: 238 240 m²

Location:

- In the second biggest Black Sea city in Bulgaria
- Port Burgas – 4 km
- Burgas airport - 10 km
- Trakia highway - 2 km



Industrial and Logistics Park - Burgas

Phase 2 of the park in development: 600 000 m²

Location:

- Port of Burgas– 4,5 км;
- Trakia Highway– 8 км;
- Burgas Airport– 12 км;
- Cargo station– 6 км;
- FREE duty zone – 5 км.

Main characteristics of industrial zone "South-West":

Construction indicators, according to the adopted PUP-192 of the zone are as follows:

- Density– 50%;
- Maximum building height– up to 12 m;
- Coefficient of construction intensity – 3,0;
- Landscaping – 50%;



Available plots:

11706 m²
11316 m²
10699 m²
11262 m²
24035 m²
75000 m²
54305 m²
46254 m²
40627 m²

Industrial Park Zagore

Total area: 115 000 m²

Location:

- 10 km to Trakia highway
- On the road Stara Zagora – Burgas

Infrastructure:

- Electricity
 - Gasification
 - Water and sewerage
 - Telecommunications
-
- 2 plots free for sail
 - Development of an office building



Phase 2 of the park – Industrial Zone Elenino

Total area: 442 000 m²

Location:

- 6 km to Stara Zagora
- 9 km to Trakia Highway

Three investors so far

Free area: approx. 300 000 m²

DEVELOPED INDUSTRIAL PARKS

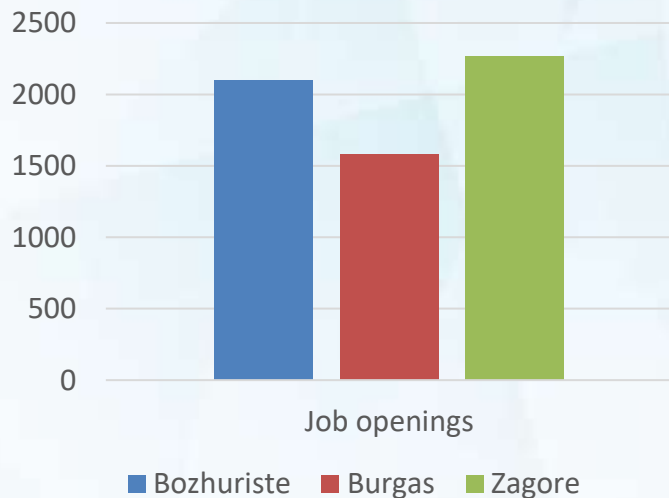
Total investments in the three most developed industrial parks of NCIZ: **662 800 000 euro**

Industrial Park Sofia-Bozhurishte – 330 mln euro

Industrial & Logistics Park – Burgas – 52 mln euro

Industrial Zone Zagore – 280.8 mln euro

Job openings



Job Openings: over 5948

Industrial Park Sofia-Bozhurishte – 2100

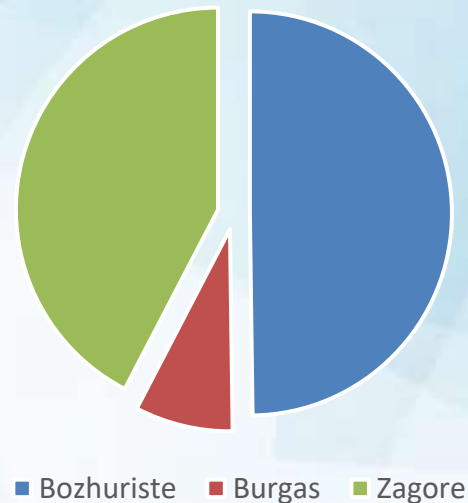
Industrial & Logistic Park – Burgas – 1580

Industrial Zone Zagore – 2268

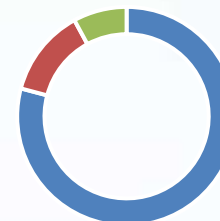
Area of sold industrial plots in the three industrial parks: **3 129 674 m²**

Total area: 4 378 932 m²

Investments



Sold area



FREE ZONE RUSE

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 – the biggest river port in Bulgaria



INDUSTRIAL PARK VIDIN

Total area: 308 627 m²

- Warehouses: 5 000 m²
- Offices: 450 m²
- Plots for sale or rent: 202 000 m²

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



INDUSTRIAL ZONE SVILENGRAD

Total area: 70 000 m²

- Warehouses: 7 000 m²
- Offices: 187 m²
- Plots for sale or rent: 45 000 m²

Location:

- 2 km to the **border with Greece**
- 50 m to **railway connections with Turkiye and Greece**



Infrastructure:

- Well-developed road network
- Water and sewerage
- Electricity
- Gasification (only in Ruse)



Transit Trade Zone - Varna

Total area: 104 000 m²

Industrial urban area with **fully developed infrastructure**

- Warehouses: 5 x 500 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.**

Industrial Park Suvorovo – Varna West

Total Area: 391 048 m²

Infrastructure

- In proximity: gas, electricity, water and sewage supply, telecommunication networks, national road and railway network



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

Industrial Park Pleven - Telish

Total area : 436 812 m²

Built-up area: 32 329 m²

Agricultural land: 1 599 826 m²

Location:

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



Infrastructure:

- Next to International road and railway
- Electricity supply
- Water supply and sewerage
- Telecommunication network

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



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

Immediate access to:

- International road & Railway network
- Water supply and sewage
- Electricity supply
- Telecommunication networks – coverage by all wireless providers



Projects in initial stage of development

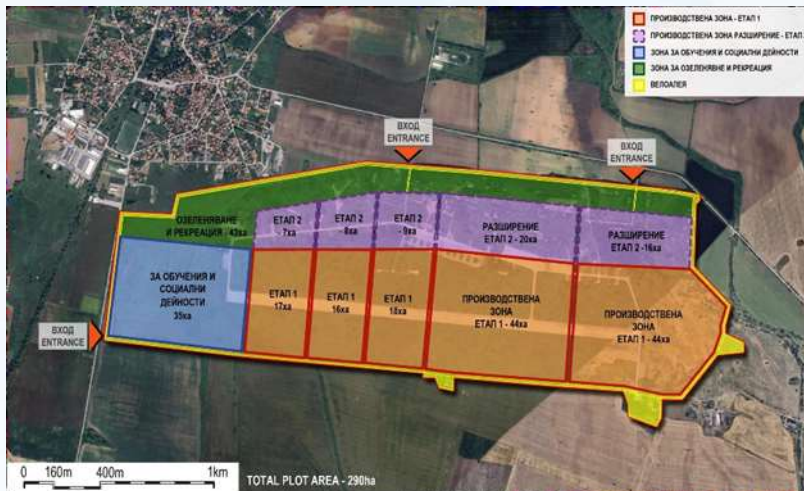
ECONOMIC ZONE DOBROSLAVTSI

Total area: 2 901 745 m²

Built-up area: 30 704 m²

Location:

- In 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



INDUSTRIAL PARK SOFIA - WEST

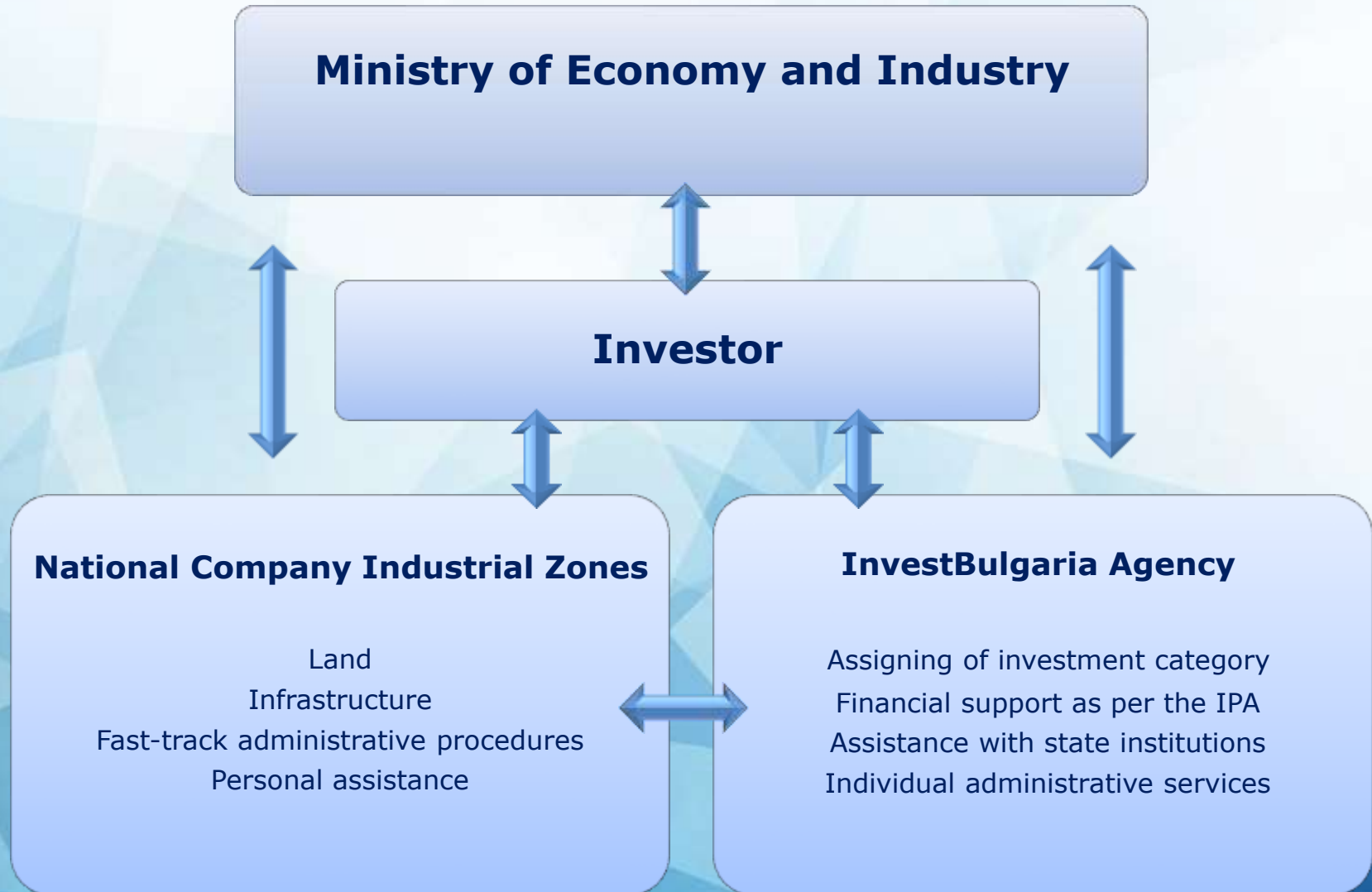


Total area: 312 830 m²

Location:

- In Sofia city, Krasna polyana district
- 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

Fully integrated services



Opportunities for Investors

- **Greenfield investment** or rent of land/premises in NCIZ's zones for the purposes of production, warehousing or service providing.
- By relocating their activity to Bulgaria, investors will enjoy the availability of skilled work force at **competitive labour costs and low corporate tax.**
- **Corporate Income Tax – 10 %**
- **Individual Income Tax – 10 %**
- **Dividend tax – 5 %**
- **Social Security by employer - 18.92 %**
- **Social Security by employee – 13.78 %**
- **VAT – 20 %**
- Investors who are certified by the InvestBulgaria Agency receive numerous **incentives**, such as:
 - ✓ Fast-track administrative procedures
 - ✓ Opportunity to purchase real estate at preferential terms, without an auction or competitive bidding
 - ✓ Personal assistance and individual administrative services
 - ✓ Reimbursement of social security contributions made by the investor for his employees
 - ✓ Financial support for staff training for the newly employed personnel for acquiring professional qualifications
 - ✓ Full institutional support is provided for priority investment projects, including by means of a public private partnership



NCIZ offers its partners:

- **LOCATION** – industrial parks 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.





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