



**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 of Bulgaria

### **Specialized in**

- Design and development of industrial, economic and free zones
- Management of industrial parks and technological centres
- Offering plots and warehouses for sale or rent
- Providing complex services for investors

### **Main activities:**

- Development of industrial zones and parks
- Promoting investments in sectors with high added value
- Creating favourable investment conditions



**A total of 12 projects**

- **Over 8 000 000 m<sup>2</sup> total area**

## Seven operating industrial parks

- Industrial Park **Sofia-Bozhurishte**
- Industrial & Logistics Park – **Burgas**
- Free Zone **Ruse**
- Industrial Zone **Svilengrad**
- Industrial Park **Vidin**
- **Southern Industrial Zone** – Varna
- Industrial Zone **Zagore**

## Five parks under development

- Industrial Park **Karlovo**
- Industrial Park **Pleven - Telish**
- Industrial Park **Suvorovo – Varna West**
- Industrial Zone **Kardzhali**
- High-tech production park - **Simitli**



**Total area: 2 983 692 m<sup>2</sup>**

## **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 Turkey and Asia
- Direct connection to the railway network
- Sofia subway station project



**34 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. **270 mln EUR**

**Job Openings:** over **1800**





## JYSK Distribution Center Bozhurishte

Total amount of the investment: **100 million EUR**

Project scale: **300 000 m<sup>2</sup> land**

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.



## Behr-Hella Thermocontrol GmbH

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.

- Total amount of the investment – **21,3 million EUR**
- Approx. **350** new jobs
- Plot area – 70 000 sq.m.
- Contract Signing - 30 April 2013
- Groundbreaking - 17 June 2013
- Start of production – 1 March 2015

**In June 2019 the company has expanded its investment of additional 16 mln EUR.**



## Industrial and Logistics Park - Burgas



**Phase 1 of the zone: 238 240 m<sup>2</sup>**

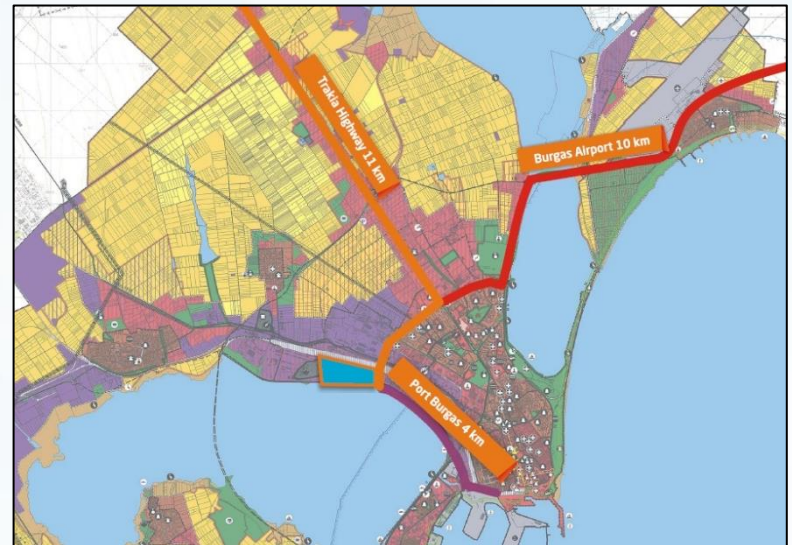
**Phase 2 : New industrial land of 600 000 m<sup>2</sup>** is currently under development.

### 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

### 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.





## FREE ZONE RUSE

**Total area: 370 235 m<sup>2</sup>**

- Built-up area: 30 000 m<sup>2</sup>, 29 warehouses
- Open-air warehouses: 20 000 m<sup>2</sup>

### 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
- Junction of Pan-European Transport Corridors **NºVII and NºIX**



## INDUSTRIAL PARK VIDIN

**Total area: 308 721 m<sup>2</sup>**

- Warehouses: 9 278 m<sup>2</sup>
- Offices: 193 m<sup>2</sup>
- Greenfield area: 159 641 m<sup>2</sup>

### 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 NºIV and NºVII**



## INDUSTRIAL ZONE SVILENGRAD

**Total area: 70 000 m<sup>2</sup>**

- Warehouses for rent: 864 m<sup>2</sup>
- Offices for rent: 187 m<sup>2</sup>

### Location:

- 2 km to the **border with Greece**
- 50 m to **railway connections with Turkey and Greece**
- Access to **transport corridor NºIV**, connecting Europe with Turkey



### Infrastructure:

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



## Southern Industrial Zone Varna



**Total area: 104 000 m<sup>2</sup>**

of industrial urban area with **fully developed infrastructure**

- Warehouses: 5 x 500 m<sup>2</sup>
- Greenfield area: over 40 000 m<sup>2</sup>

### Location

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

## Industrial Park Suvorovo – Varna West

**Total Area: 399 000 m<sup>2</sup>**

### Infrastructure

- In proximity: gas, electricity, telecommunications, 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 Zone Kardzhali**

**Total area for sale: 94 431 m<sup>2</sup>**

**Location:**

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

**Infrastructure:**

- International road & Railway network
- Electricity (in proximity)
- Gasification (in proximity)
- Water supply (in proximity)
- Telecommunication network



### **Industrial Zone Zagore (Stara Zagora)**

**Total area: 115 000 m<sup>2</sup>**

**Location:**

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

**Infrastructure:**

- Electricity
- Gasification
- Water and sewerage



## Industrial Park Plevna - Telish

**Total area for sale: 2 036 638 m<sup>2</sup>**

**Built-up area: 32 329 m<sup>2</sup>**

**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



## Industrial Park Karlovo

**Total area for sale: 580 000 m<sup>2</sup>**

**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 – coverage by all wireless providers



## High-Tech Production Park - Simitli

**Total area: 198 000 м<sup>2</sup>**

**Location:**

- On the highway Sofia-Blagoevgrad-Thessaloniki-Athens
- 65 km to the border with Greece
- 116 km to Sofia

**Infrastructure:**

- Well-developed road network in the vicinity
- Electricity
- Water and sewerage

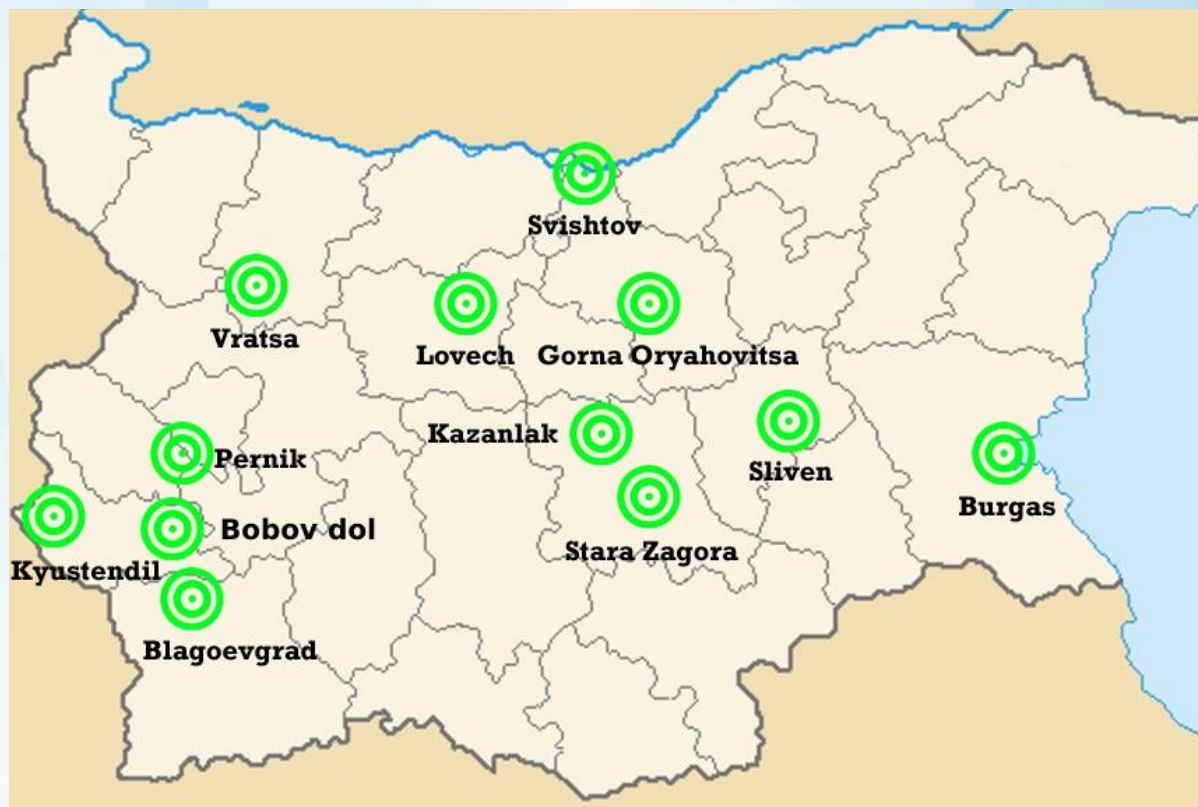


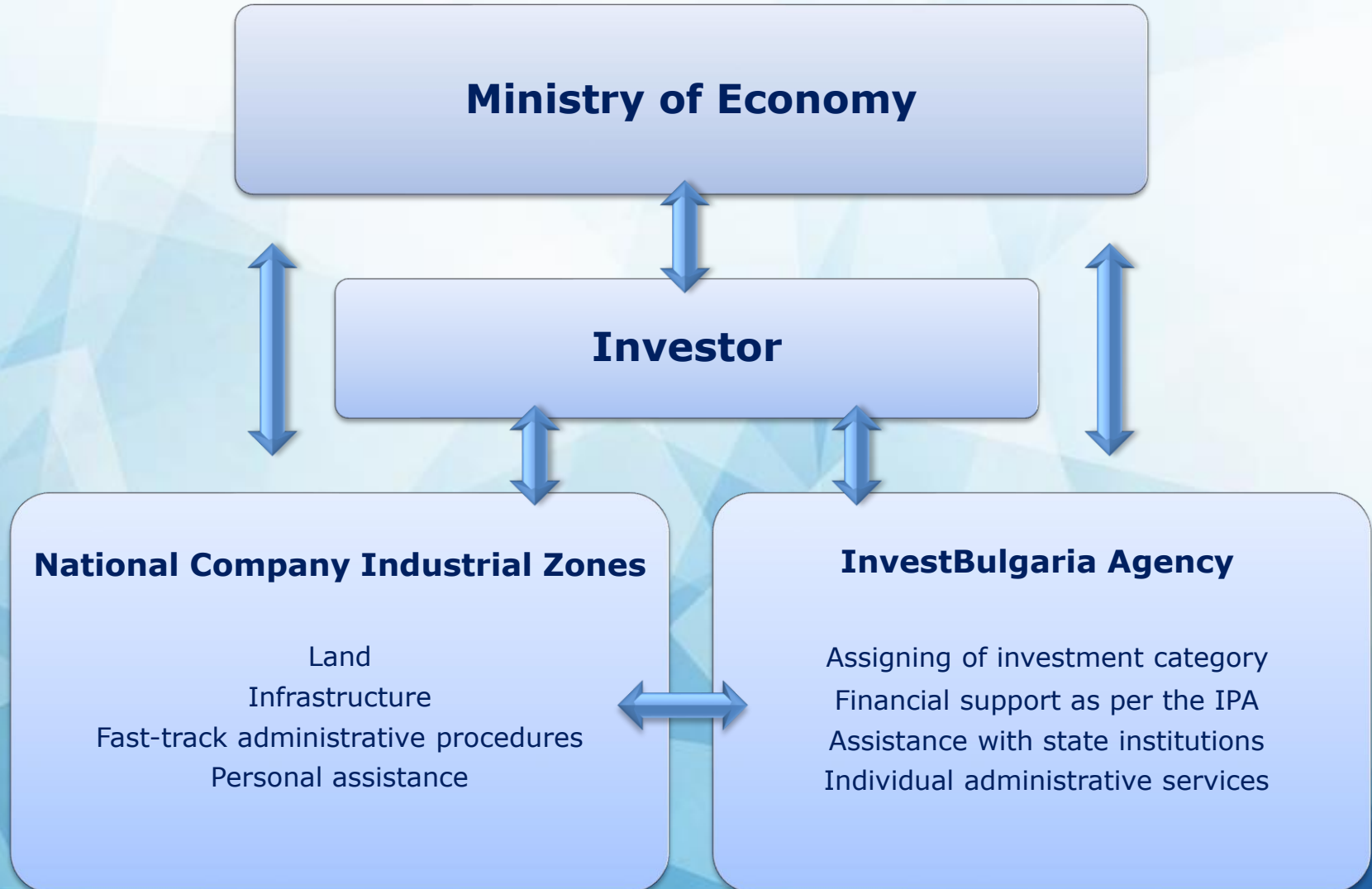
## Partnership with local authorities

Also, **NCIZ** works in close partnership with local authorities to identify and promote perspective industrial plots in the whole country.

**NCIZ, jointly with municipalities, offers industrial terrains in these regions:**

- Burgas
- Lovech
- Kyustendil
- Vratza
- Gorna Oryahovitsa
- Stara Zagora
- Kazanlak
- Pernik
- Bobov dol
- Svishtov
- Sliven
- Blagoevgrad
- Bobov dol





# Opportunities for investors

- **Greenfield investment** or rent of land/premises by companies 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



# Summary



## NCIZ offers its partners:

- **LOCATION** – industrial 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**

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