



## **NATIONAL COMPANY INDUSTRIAL ZONES**

Strategic Partner for Investors in Bulgaria

# BULGARIA

## COMPETITIVE ADVANTAGES

NATIONAL COMPANY  
INDUSTRIAL ZONES



### Incentives for investors

- Government support
- Special incentives for priority investment projects
- One of the lowest business costs in Europe
- Educated and skilled workforce
- According to the 2012 EUROCHAMBERS Economic Survey, Bulgaria ranks first among Europe countries with 48,2% business confidence

### Strategic Location

- Bulgaria is in the center of the South East Europe market
- Suitable export base for serving the European Union market/ EFTA, Russia and CIS, the Middle East and Africa
- Five Pan-European corridors (IV, VII, VII, XI, X) which pass through the country



# INDUSTRIAL ZONES

## CONCEPT AND MODELS OF GOVERNANCE

### Concept of industrial zones

- Industrial Zones in Bulgaria are established to:
  - ✓ carry out the strategy of the Government
  - ✓ develop the economy through attracting new production and R&D enterprises
  - ✓ facilitate the inflow of FDI in the country



### Models of governance

- Industrial Zones managed by the Government
- Industrial Zones managed by Municipalities
- Industrial Zones managed by private companies

# NATIONAL COMPANY INDUSTRIAL ZONES

## OVERVIEW

NATIONAL COMPANY  
INDUSTRIAL ZONES



## NATIONAL COMPANY INDUSTRIAL ZONES (NCIZ)

is a state-owned company specialized in:

- Industrial park development
- Management of Industrial zones and Innovation centers
- Provision of additional services for investors

### Main activities:

- Development of industrial zones in line with the latest standards
- Encouragement of investments in sectors with high added value
- Creation of favourable conditions for investment



# NATIONAL COMPANY INDUSTRIAL ZONES

## INDUSTRIAL ZONE MANAGEMENT



Three developed industrial zones:

- Ruse
- Vidin
- Svilengrad

Five zones on early stages of development:

- Sofia
- Burgas
- Karlovo
- Pleven/ Telish
- Varna West

- Total of 8 projects
- 6 130 500 m<sup>2</sup> total area
- 841 580 m<sup>2</sup> built area
- 225 500 m<sup>2</sup> open warehouses

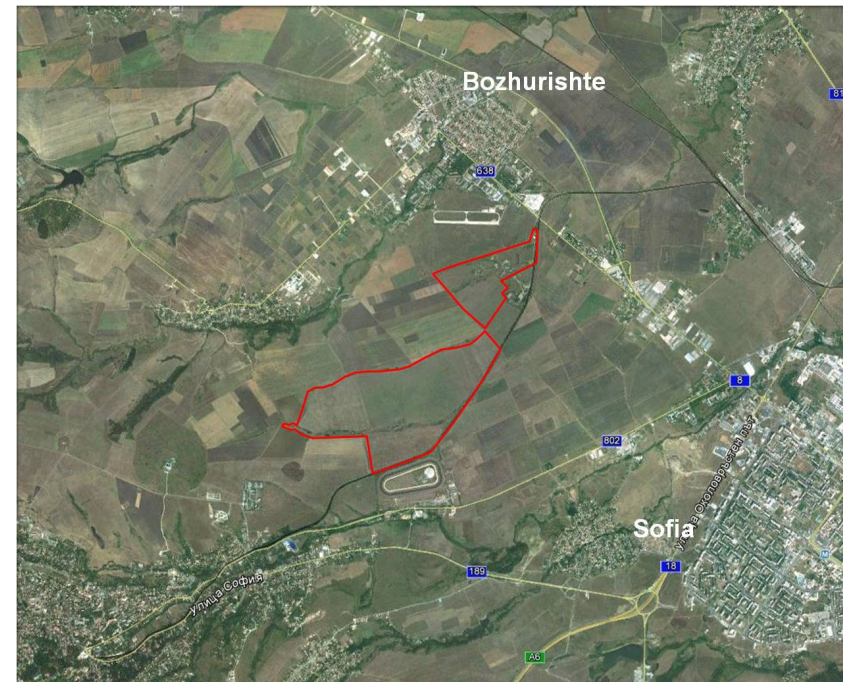


# NATIONAL COMPANY INDUSTRIAL ZONES

## SOFIA-BOZHURISHTE ECONOMIC ZONE



Zone planning area of 2 495 000 m<sup>2</sup>

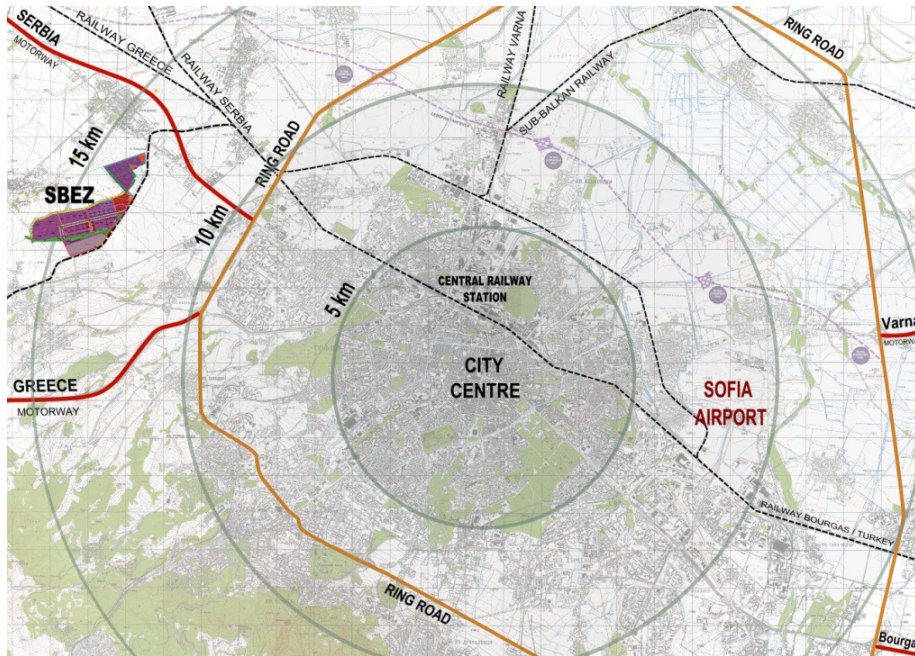


Immediate proximity to major international roads and EU transport corridors.



# NATIONAL COMPANY INDUSTRIAL ZONES

## SOFIA-BOZHURISHTE ECONOMIC ZONE



- Next to the international road connecting Europe with Turkey
- 5 km to a highway bound for Greece
- 2 km to a highway bound for Serbia
- 30 km to a highway bound for the Black Sea

- Sofia City Center – 15 km
- Sofia Airport – 23 km



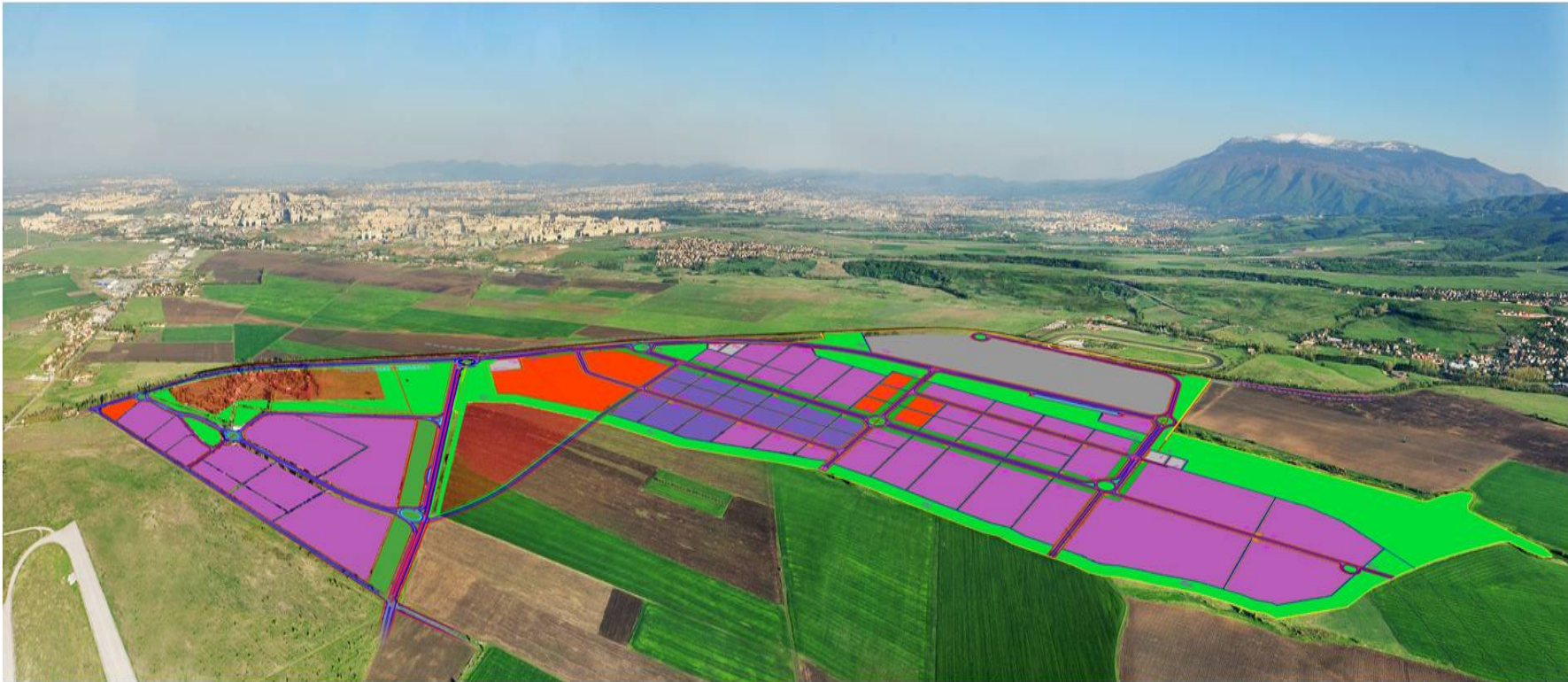
- Direct connection with the railway network
- Projection for subway terminal in the near future



# NATIONAL COMPANY INDUSTRIAL ZONES

## *SOFIA-BOZHURISHTE ECONOMIC ZONE*

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A creative “Talent Valley” will be established in Sofia – Bozhuriste Economic Zone for the promotion of new high-end production developments by bringing together the latest technologies and the business



# NATIONAL COMPANY INDUSTRIAL ZONES

## *SOFIA-BOZHURISHTE ECONOMIC ZONE*

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- Advanced manufacturing facilities
- High-tech industry base
- State-of-the-Art Administrative Buildings
- Comprehensive transport and logistics center



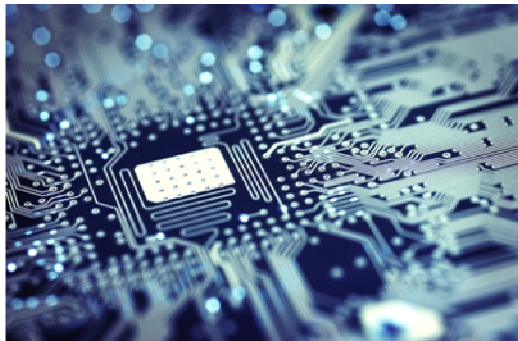
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## *SOFIA-BOZHURISHTE ECONOMIC ZONE*

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### Business Environment

- Sofia is the center of Bulgaria economic life
- Highly developed manufacturing
- Booming financial industry
- Active construction, trade and transport
- Outsourcing post for numerous West European and American multinationals

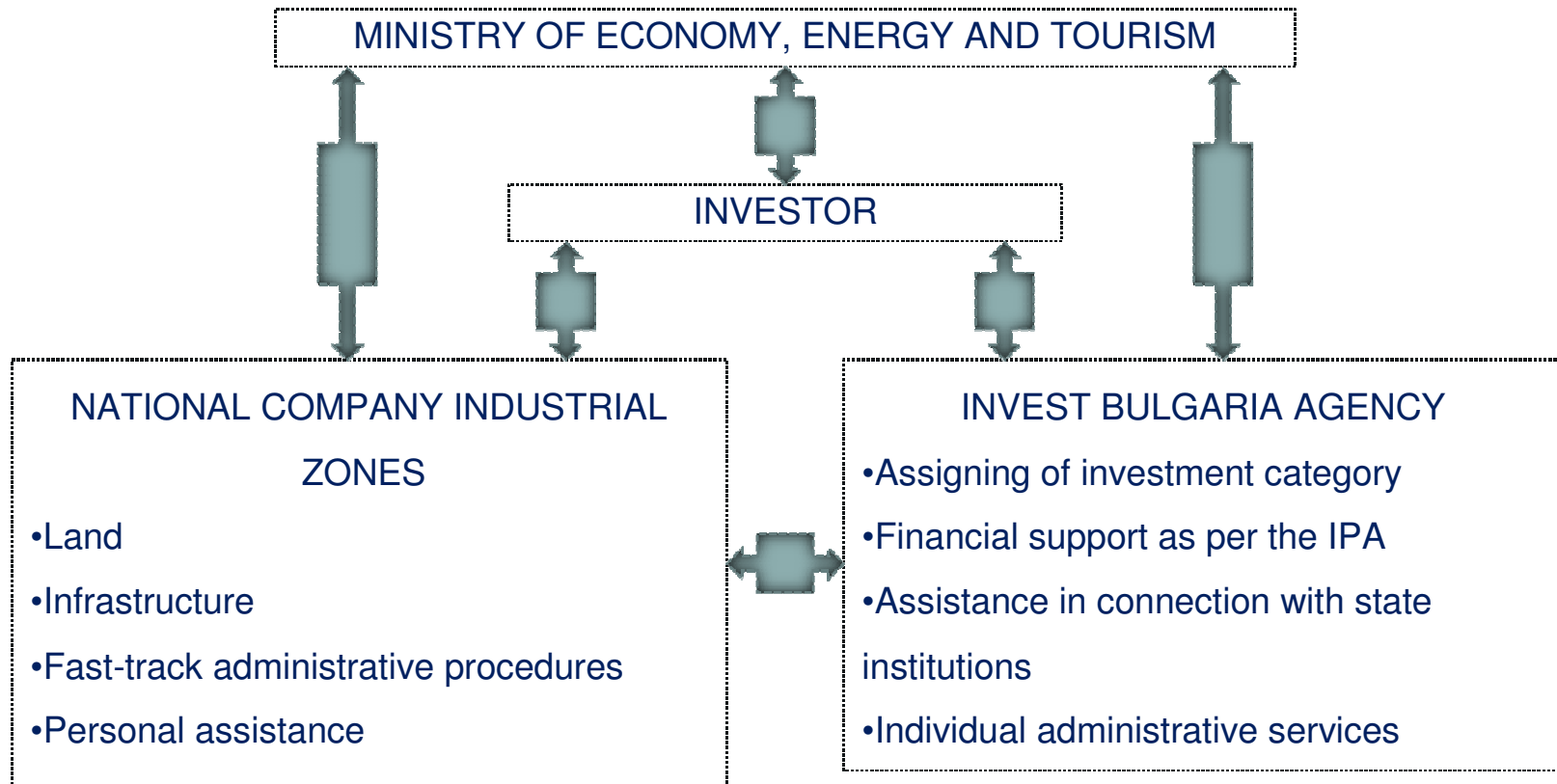


### Multiple Advantages

- Skilled multi-lingual labor force:
  - Large universities with technical and economic profiles
  - Elite language and professional schools
- Well developed infrastructure and logistics
- Proximity to state institutions and agencies

# NATIONAL COMPANY INDUSTRIAL ZONES

*COMMITMENT TO WORK WITH YOU*

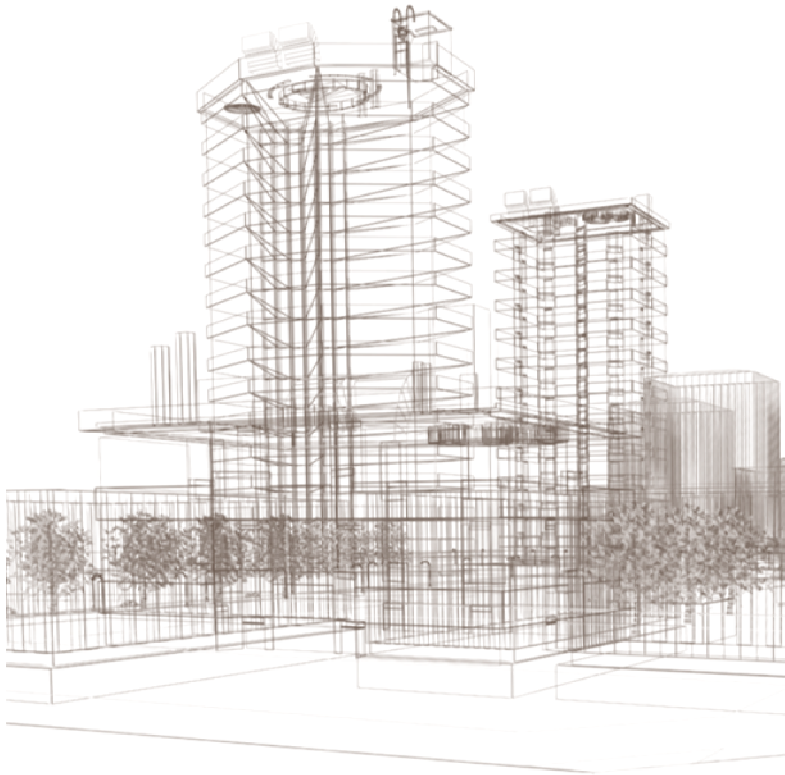




# NATIONAL COMPANY INDUSTRIAL ZONES

*COMMITMENT TO WORK WITH YOU*

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NCIZ offers its partners:

- LOCATION
- INFRASTRUCTURE
- SERVICES
- MANAGEMENT
- ASSISTANCE
- PARTNERSHIP

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