

# ZAGORE INDUSTRIAL ZONE

INVESTMENT

PARTNERSHIP

PROSPERITY

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Zagore Industrial Zone stands as a reliable partner for both foreign and domestic investors seeking to establish new enterprises or expand existing ones.

Our comprehensive suite of services includes tailored Reconfiguration and Full-Service investment project support, catering to a diverse range of business sectors, encompassing manufacturing, logistics, trade, distribution and health care.

Our mission is clear: Foster a business-friendly ecosystem and provide support for the sustainable growth of all investor companies.



# WHY BULGARIA



5 Pan-European corridors cross our country, connecting Europe with the Middle East and Asia



A member of EU and NATO



Fast growing economy



Highly qualified specialists in all sectors of the economy



Government support for investment projects



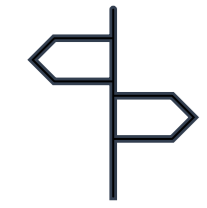
The lowest operational cost in EU



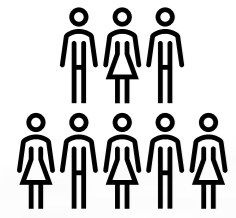
10% Flat Corporate and Personal Income Tax Rate



# WHY STARA ZAGORA



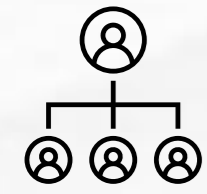
Strategic Location



Vibrant Population



Great Education & Vocational Facilities



Diversified Economy Sectors



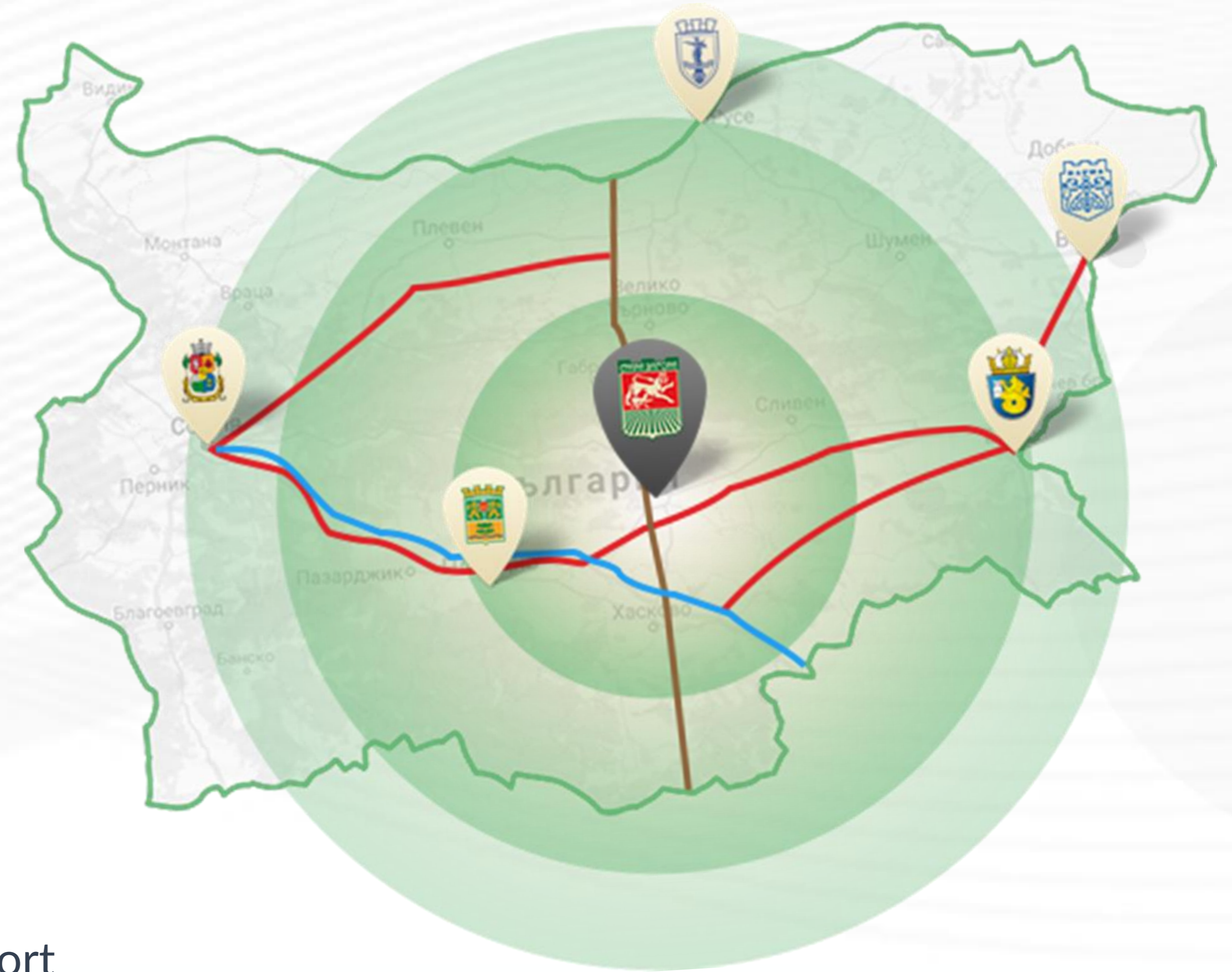
Highly qualified labour force



Sustainable salary growth



Extensive EU funding for Just Transition support

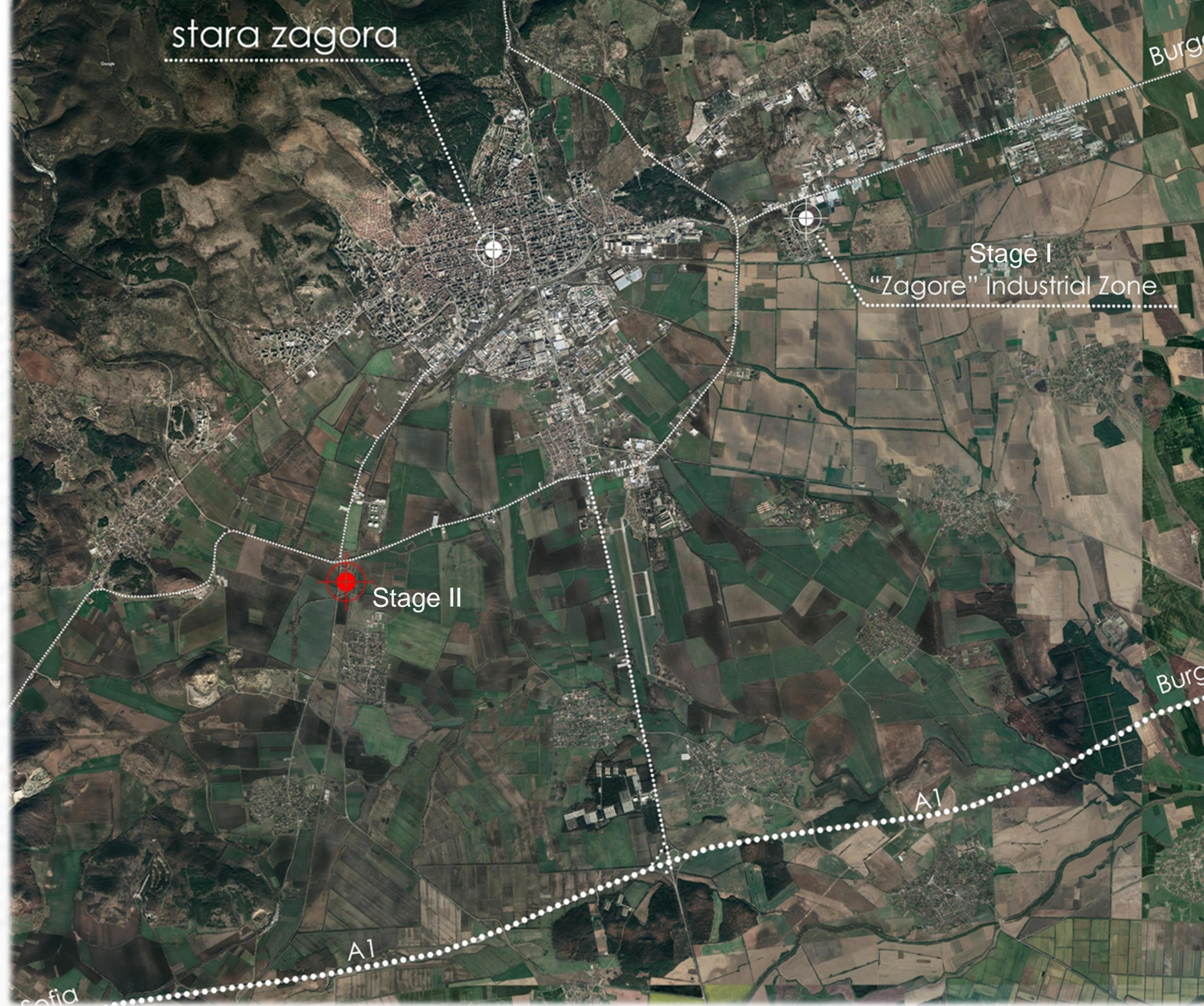


# THE PROJECT

Zagore Industrial Zone, a result of collaboration between the Municipality of Stara Zagora, local businesses, and the state-owned National Company Industrial Zones PLC, offers exceptional investment potential in one of Bulgaria's thriving regions. We provide support through close cooperation with the Municipality and the Ministry of Economy.

Stage I, completed in 2020, spans 11.5 hectares, strategically located within the city, offering excellent accessibility to major state roads and the nearby 'Trakia' highway. These plots are fully equipped with technical infrastructure and communications. Almost all of the plots have already been acquired and developed by investors.

Building on the success of the first stage, we introduce Stage II, encompassing an additional 42.2 hectares of land adjacent to Elenino village. This expansion provides direct access to the cargo terminal at Stara Zagora railway station, a crucial hub along the railway route connecting Rotterdam, Antwerp, Duisburg, and Istanbul, serving as a pivotal link between Europe and the Middle East.



# PROPOSITION OVERVIEW



43 HA  
Total Area



5 PCS  
Estates



INDUSTRIAL  
WATER SUPPLY



INDUSTRIAL  
ELECTRICITY



VOCATIONAL  
CENTER



DINING  
FACILITIES



1-20 HA  
Single Estate



ACCESSIBLE  
LOCATION



INTERNET



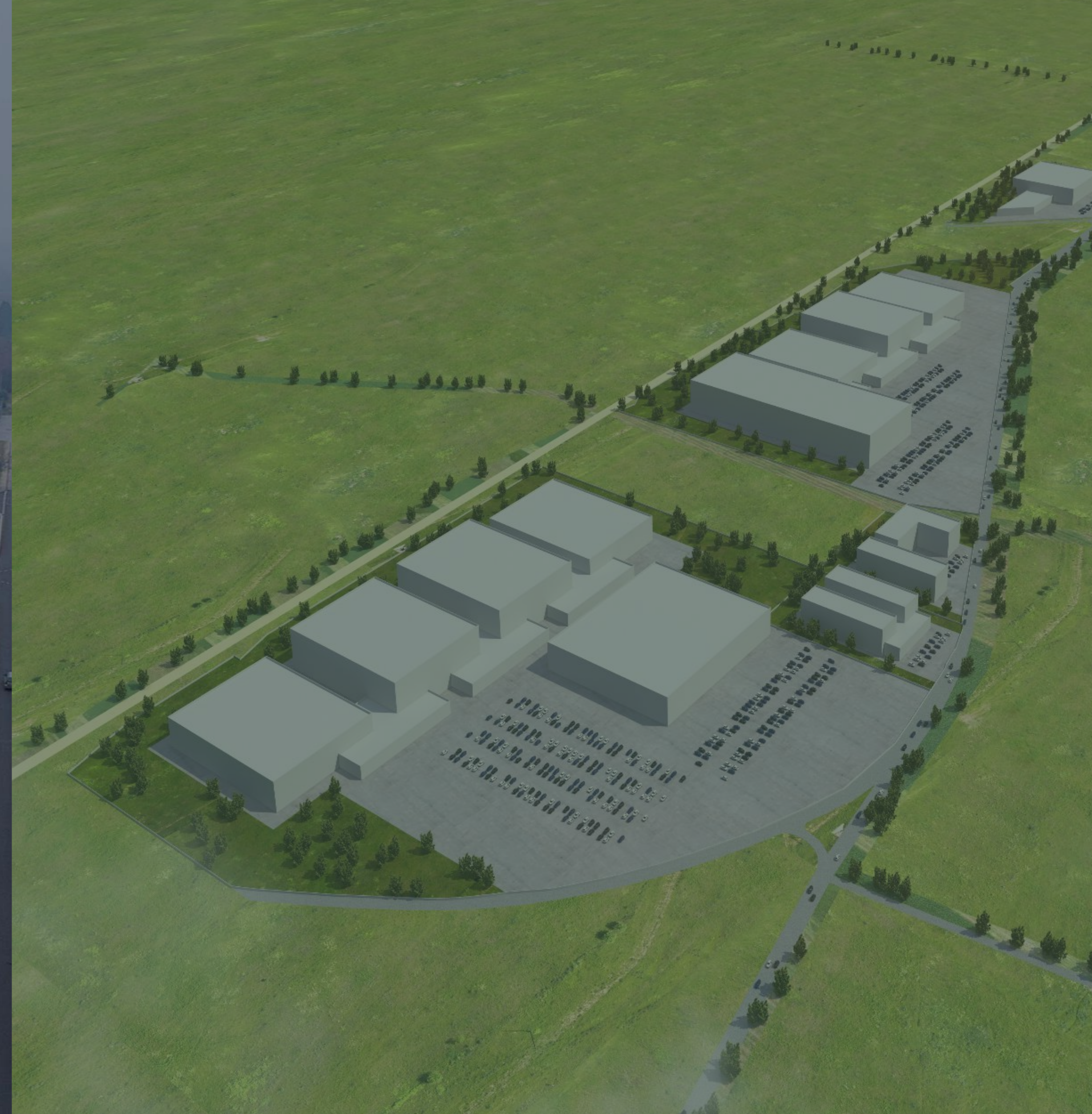
GAS



CONFERENCE  
CENTRE



ADMINISTRATIVE  
PROCEDURES FAST TRACK



# INVESTORS - STAGE I

Stage I of Zagore Industrial Zone has successfully secured BGN 132 million in investments, set to pave the way for the creation of 1,230 jobs.

Eight diverse companies have acquired land within the zone, embarking on ventures spanning the food industry, innovative packaging solutions, biotechnology research and development, healthcare, circular economy initiatives, logistics, and more.



# INVESTORS - STAGE II

Stage II of Zagore Industrial Zone, Elenino has successfully secured BGN 240 million in investments, set to pave the way for the creation of 800 jobs.

At the very beginning of the second stage , we already have our first investor in the field of building production of solar panels and cells.



# ESTATES – STAGE I

Stage I of Zagore Industrial Zone currently has plot No. 7 available for sale with the following characteristics:

FREE AREA: 12,382 M<sup>2</sup>

BUILDING HEIGHT: 15 M

DENSITY OF CONSTRUCTION: 60 %

COEFFICIENT OF INTENSITY: 2.00

The plot can be split and reconfigured to match investor requirements.



# ESTATES – STAGE I

Stage I of Zagore Industrial Zone currently has plots No.4 and No. 3 available for sale with the following characteristics:

- FREE AREA: 10,305 and 9,423 M2
- BUILDING HEIGHT: 15 M
- DENSITY OF CONSTRUCTION: 60 %
- COEFFICIENT OF INTENSITY: 2.00

The plots can be split and reconfigured to match investor requirements.



# STAGE II – ELENINO

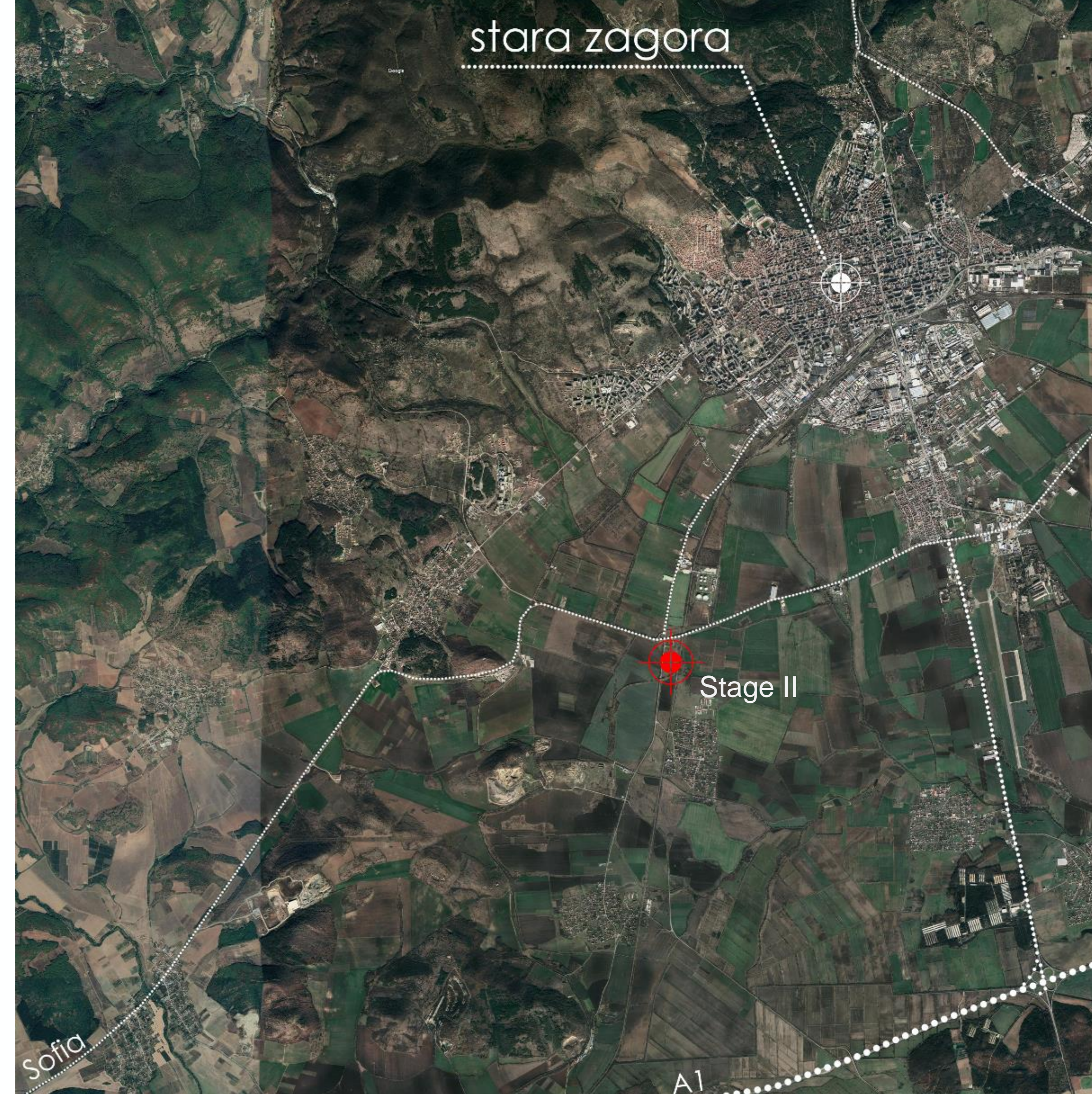
**Area:** Stage II of Zagore Industrial Zone, spanning 64.2 hectares near the village of Elenino, activated new DDP in August 2021.

**Strategic Location:** Situated 6 km from the city limits, 8 km from the administrative centre, and 3 km from the Southern Industrial Zone.

**Comprehensive Connectivity:** Stage II Elenino enjoys direct access to Stara Zagora's ring road, linking to the A1 Trakia highway after 9 km.

**Transport Network:** This strategic location connects to key transportation routes, including airports - Sofia (236 km), Plovdiv (110 km), and Burgas (182 km) via the A1 Trakia highway. The port of Burgas is also conveniently accessible at 180 km. Ports of Alexandroupolis and Thessaloniki are within 260 km and 430 km reach, respectively. The river port in Rousse on the Danube is a mere 220 km away on the E85 main road.

**Intersection of Trade:** Stage II Elenino zone serves as an intersection for multiple transport corridors - N4, N8, N9, and N10, further enhancing its accessibility for investors and businesses.



# ESTATES – STAGE II

The second stage of Zagore Industrial Zone currently has 5 properties available for sale varying between 10,000 and 206,000 sqm and many opportunities for reconfiguration:

№1

AREA: 9,999 m<sup>2</sup>  
BUILDING HEIGHT: 15 M  
DENSITY OF CONSTRUCTION: 80%  
COEFFICIENT OF INTENSITY: 2.5

№2

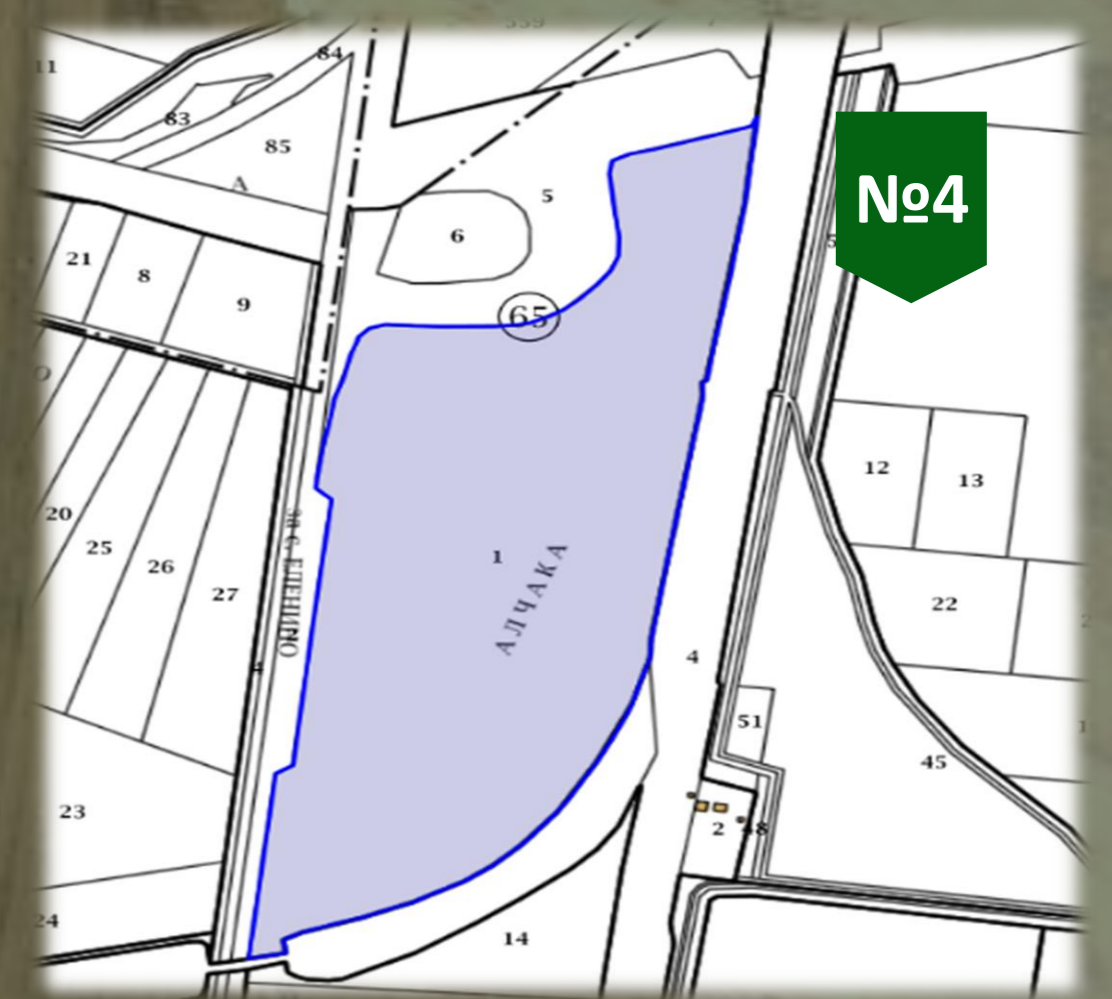
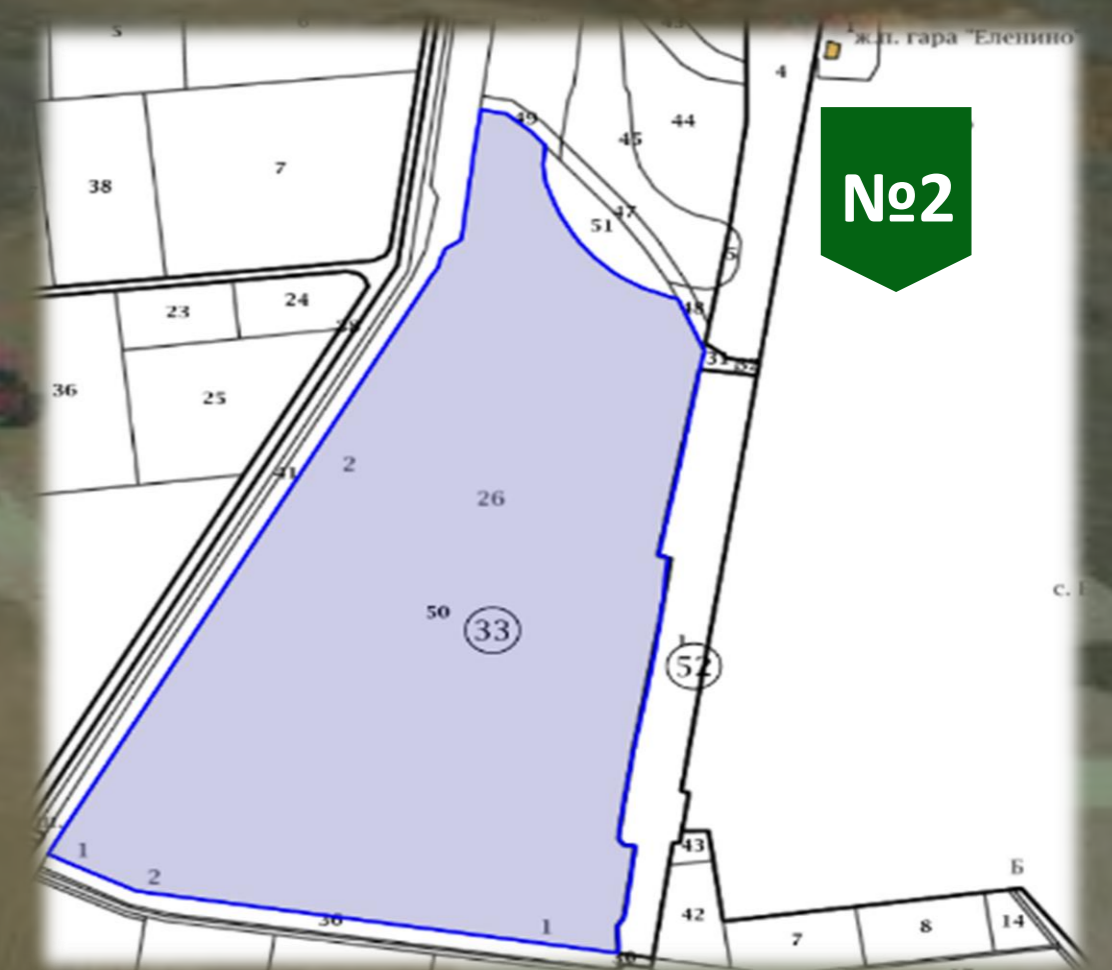
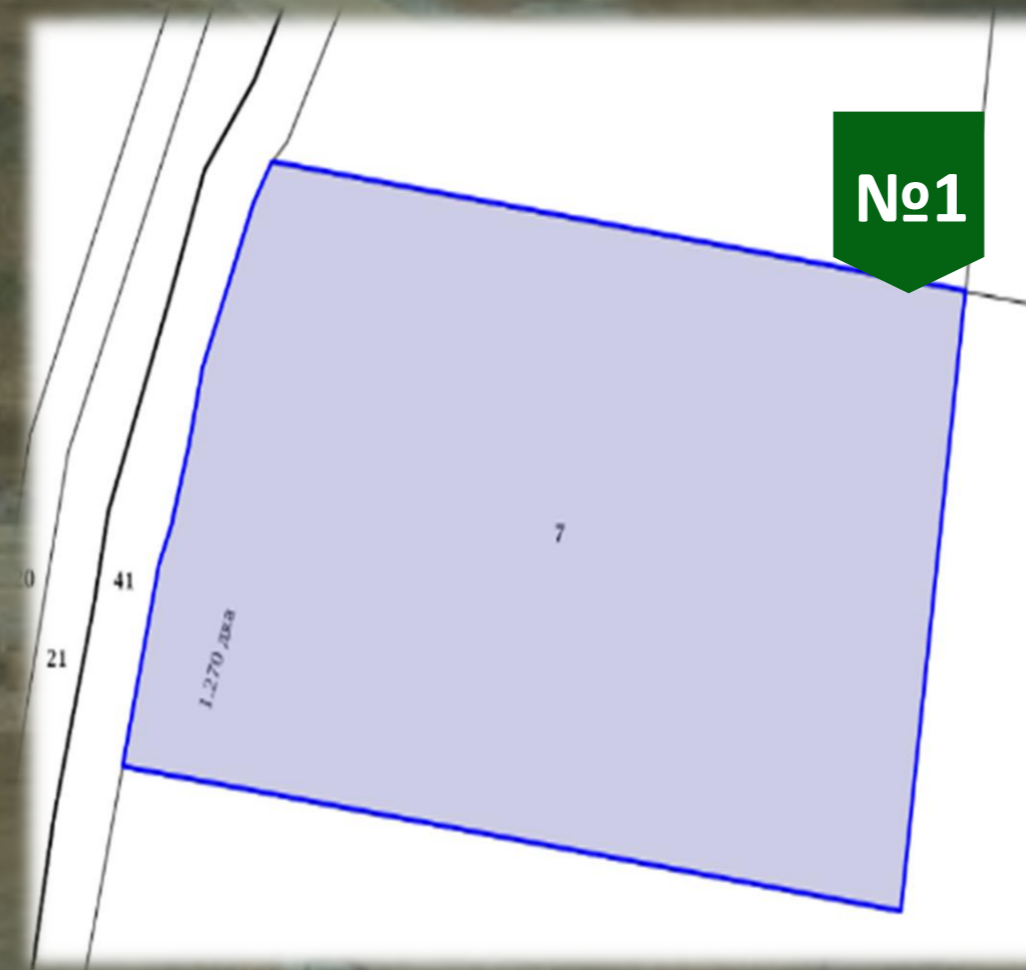
AREA: 126,933 m<sup>2</sup>  
BUILDING HEIGHT: 15 M  
DENSITY OF CONSTRUCTION: 80%  
COEFFICIENT OF INTENSITY: 2.5

№3

AREA: 205,929 m<sup>2</sup>  
BUILDING HEIGHT: 15 M  
DENSITY OF ONSTRUCTION: 60%  
COEFFICIENT OF INTENSITY: 1.2

№4

AREA: 80,778 m<sup>2</sup>  
BUILDING HEIGHT: 15 M  
DENSITY OF CONSTRUCTION: 80%  
COEFFICIENT OF INTENSITY: 2.5



# ESTATES – STAGE II

The second stage of Zagore Industrial Zone currently has 5 properties available for sale varying between 10,000 and 206,000 sqm and many opportunities for reconfiguration:

№5

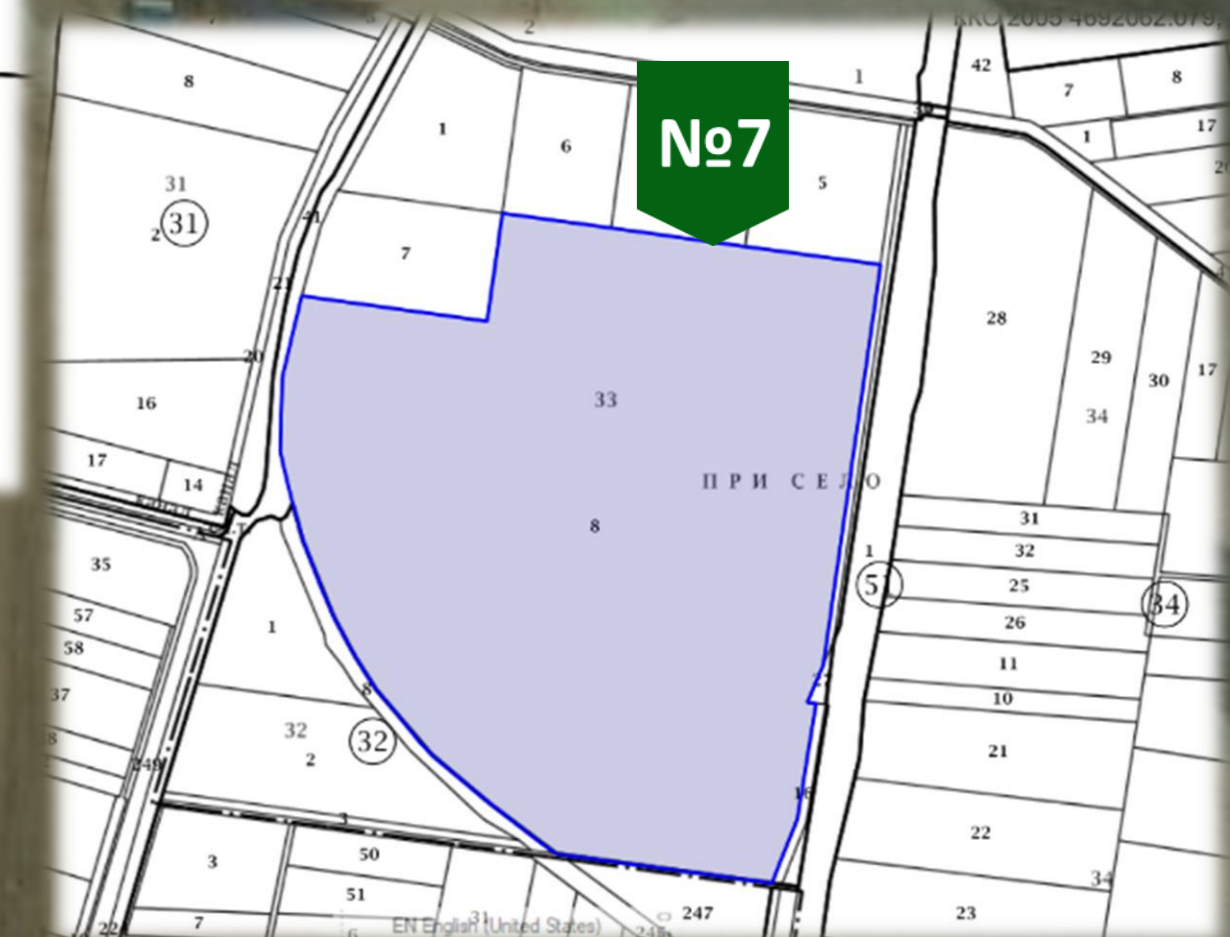
AREA: 35 923 m<sup>2</sup>  
BUILDING HEIGHT: 15 M  
DENSITY OF CONSTRUCTION: 80%  
COEFFICIENT OF INTENSITY: 2.5

№6

AREA: 10 902 m<sup>2</sup>  
BUILDING HEIGHT: 15 M  
DENSITY OF CONSTRUCTION: 80%  
COEFFICIENT OF INTENSITY: 2.5

№7

AREA: 149 984 m<sup>2</sup>  
BUILDING HEIGHT: 15 M  
DENSITY OF ONSTRUCTION: 60%  
COEFFICIENT OF INTENSITY: 2.5



# CONSTRUCTION PROCEDURES

Zagore Industrial Zone JSC and the Municipality of Stara Zagora guarantee a clear and relatively short working process in terms of both the number of procedures and the deadlines for implementation.

The procedure takes a maximum of 105 days from the time of applying for a design visa (step 1 in the work process) until the certificate of entry into operation (last step) is received.

ISSUE OF DESIGNATION VISA	14 days
PRELIMINARY INVESTMENT PROJECT	30 days
<ul style="list-style-type: none"><li>• PRE-CONTRACT WITH EVN (ELECTRICITY SUPPLIER)</li><li>• PRE-CONTRACT WITH VIC (WATER SUPPLIER)</li><li>• EVALUATION FROM THE REGIONAL ENVIRONMENT AND WATER INSPECTION</li></ul>	
FINAL INVESTMENT PROJECT	
<ul style="list-style-type: none"><li>• COORDINATION OF THE PROJECT WITH THE MUNICIPALITY</li><li>• ISSUANCE OF BUILDING PERMIT</li></ul>	7 days 14 days
ACT 14 - INVESTOR'S ACCEPTANCE OF THE CONSTRUCTION	30 days
<ul style="list-style-type: none"><li>• CONTRACT WITH EVN</li><li>• CONTRACT WITH VIC</li><li>• APPLYING THE BUILDING TO THE CADASTRAL MAP</li></ul>	
ACT 15 - ADMISSION OF THE BUILDING BY THE INVESTOR	
<ul style="list-style-type: none"><li>• CERTIFICATION OF A TECHNICAL PASSPORT IN THE MUNICIPALITY</li><li>• CERTIFICATE OF COMMISSIONING</li></ul>	3 days 7 days
<b>TOTAL : 105 days</b>	

# CONTACT US FOR A FREE CONSULTATION



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