



**INDUSTRIAL
PARK**

BALKAN

**NEW OPPORTUNITIES
FOR YOUR BUSINESS**

CHARACTERISTICS AND PARAMETERS

1,305,476 M²
Total area

12 SEPARATE PLOTS
Ranging from 700 sq.m
up to 317,000 sq.m

80%
Building Coverage
Ratio (BCR)

2.5
Floor Area
Ratio (FAR)

26 M
Maximum height
of construction

With a total area exceeding 1.3 million sq.m, BALKAN Industrial Park provides flexible plot configurations suitable for projects of various scales — from compact industrial facilities to large-scale production and logistics hubs.

The park's urban planning parameters allow for high-efficiency development, optimized land utilization, and the implementation of modern industrial infrastructure tailored to the specific operational needs of each investor.

INFRASTRUCTURE AND CAPACITY

BALKAN Industrial Park features ready-to-use infrastructure including electricity, gas, telecommunications, water and sewage treatment, internal road network.

Electricity (Power)

- Plots connection to the power distribution network tailored to customer needs
- Connection to transmission grid through a 110/20kV Grid substation
- Park connected power capacity at 110 kV - 150 MW
- Connected power capacity at 20 kV - 5 MW (back-up)

Gas (Power)

The industrial park provides natural gas connection to the existing gas distributing station through a direct distribution gas pipeline.

The park gas network connects all plots featuring:

- HDPE 100 pipes size Ø200x18.2mm
- Estimated peak consumption for the entire industrial park 8000nm³/h
- Working pressure 0.6MPa (6bar)

Water supply network

- Completely renovated connecting water supply system and internal system
- Pipe size Ø225mm

Sewerage system

- Brand new development including 2 separate sewerage systems - sanitary sewer and surface water sewer
- pipe sizes Ø315mm and Ø500mm respectively

INFRASTRUCTURE AND CAPACITY

BALKAN Industrial Park features ready-to-use infrastructure including electricity, gas, telecommunications, water and sewage treatment, internal road network.

Internal road network

- Balkan Industrial Park features excellent road infrastructure integrating all types of utility networks, a mix of renovated and brand-new roads, roundabouts, parking plots, streetlights
- Convenient parking is provided in key locations.

Communications network

- Fiber to the premises (FTTP) with high-speed internet available from local vendors
- Extra conduits provide spare capacity and customization for any customer needs

EV Charging stations

- 9 fast charging stations for electric vehicles with a maximum power of 480 KW available on site

Security

- 24/7 CCTV surveillance is available on site

INDUSTRIAL
PARK

BALKAN

LOCATION AND CONNECTIVITY

RAILWAY

Direct access to Bulgaria's national railway network. Freight railway station located in immediate proximity to the industrial park, providing efficient cargo transportation and direct connection to the national railway network for industrial and logistics operations.

MOTORWAY

Strategic connection to the country's major transport corridors and European road infrastructure. Only 8.5 km from the A2 Hemus Highway, ensuring fast road connectivity to the capital city Sofia and the other major economic regions of Bulgaria. The location supports efficient domestic and international transport flows.

MARINE PORT

Approximately 300 km from Port of Burgas, one of Bulgaria's key Black Sea cargo gateways, facilitating import and export activities, container transport, and international trade operations.

AIRPORT

Around 150 km from Sofia Airport, offering convenient access to Bulgaria's primary international airport for business travel, cargo services, and international connectivity.

BALKAN Industrial Park is strategically located in Northcentral Bulgaria with convenient connections to the major roads and ports.



INDUSTRIAL
PARK

BALKAN

ADVANTAGES AND OPPORTUNITIES



BALKAN Industrial Park is located in the North industrial area of Lovech, within the city limits.

Having long industrial legacy the town of Lovech has skilled workforce readily available.

Well-developed secondary education system includes professional mechanical and electrical engineering high school, high school of mathematics and natural sciences and foreign languages high school - an excellent pool of educated and skilled people to serve investors' needs.

The industrial park is adjacent to a residential area, offering a vast variety of accommodation options for construction workers and out-of-town manufacturing workforce.

Another major advantage is that the industrial park operator manages the park electricity distribution network, which ensures fast connection permits approval.

ADVANTAGES AND OPPORTUNITIES

BALKAN Industrial Park is located in the Northcentral Bulgaria.

The location falls within one of the European **regions qualified for government support.**

Investing in the region is incentivized by the government through financial support for infrastructure, employee training and qualification and **social and health security payment reimbursements.**

An investment of more than EUR 7.5 million and creating 100+ new jobs classify the investor “Class A” bringing further incentives to the project.

- **Shortened deadlines** and individual administrative services;
- **Simplified procedures** for acquiring state or municipal property;
- **Financial support** for infrastructure development and employee training;
- In certain cases – **support related to social security contributions.**

INDUSTRIAL
PARK

BALKAN

CURRENT INVESTORS



Till now the BALKAN Industrial Park has attract the following investments:

A photovoltaic power plant with 120,000 MWh power production annually

An energy storage facility with a capacity of near 500 MWh

4 gas generator projects – still at the design stage

THANK YOU!

NEW OPPORTUNITIES FOR YOUR BUSINESS

INDUSTRIAL
PARK

BALKAN