



INDUSTRIAL AND COMMERCIAL ZONE KUKLEN

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- The purpose of the Zone is to create conditions for investors so they can organize their production, storage and commercial activities in one place and in the fastest way.
- Through concentration of the activities in one place the Zone provides an opportunity to reduce the products prime cost as well as to expand and increase the overall efficiency of operation.
- The Zone stimulates the investors by providing them with an opportunity to work in the most favourable material, administrative and infrastructure conditions.
- The project INDUSTRIAL AND COMMERCIAL ZONE KUKLEN is a result of the initiative of private companies and enjoys the support of the Municipality of Kuklen.



INDUSTRIAL AND COMMERCIAL ZONE KUKLEN

INITIATORS



KCM 2000 S.A., Plovdiv

A joint-stock company founded on 27 January 2000 under the Commercial Code of the Republic of Bulgaria.

Through its main industrial unit – the Non-ferrous Metals Smelter KCM, the Company takes a leading position in the field of production of non-ferrous metals and alloys in the Balkans.

Giving priority to the stable financial status and competitive production operation, KCM 2000 S.A. develops by owning and managing majority or wholly a Group of companies joined by common business interests. To achieve sustainability in their development the companies in the Group adopt new progressive and competitive methods of production and supply of services.



The Company has significant experience in the fields of construction, management and development of its industrial zone where most of the Group companies operate.



INDUSTRIAL AND COMMERCIAL ZONE KUKLEN

INITIATORS



Sienit Holding, Plovdiv

A Company that has won recognition in the market while constantly improving its abilities and organization.

The Company is specialized in construction of industrial and public buildings, production of concrete and reinforced concrete parts and trade with construction materials.

The activities of the companies in Sienit Holding involve the whole process of construction – from all design stages to project completion and realization in the market – using their own financing or foreign investments.



The Holding is the initiator and main realizer of the project Industrial Zone Rakovski which functions and develops in the Municipality of Rakovski.



INDUSTRIAL AND COMMERCIAL ZONE KUKLEN

INITIATORS



- **Industrial and Commercial Zone Kuklen JSC** – The Company is established to administer and manage the zone by providing the investors with all necessary services aiming to shorten the administrative and bureaucratic procedures.
- **Municipality of Kuklen**



INDUSTRIAL AND COMMERCIAL ZONE KUKLEN

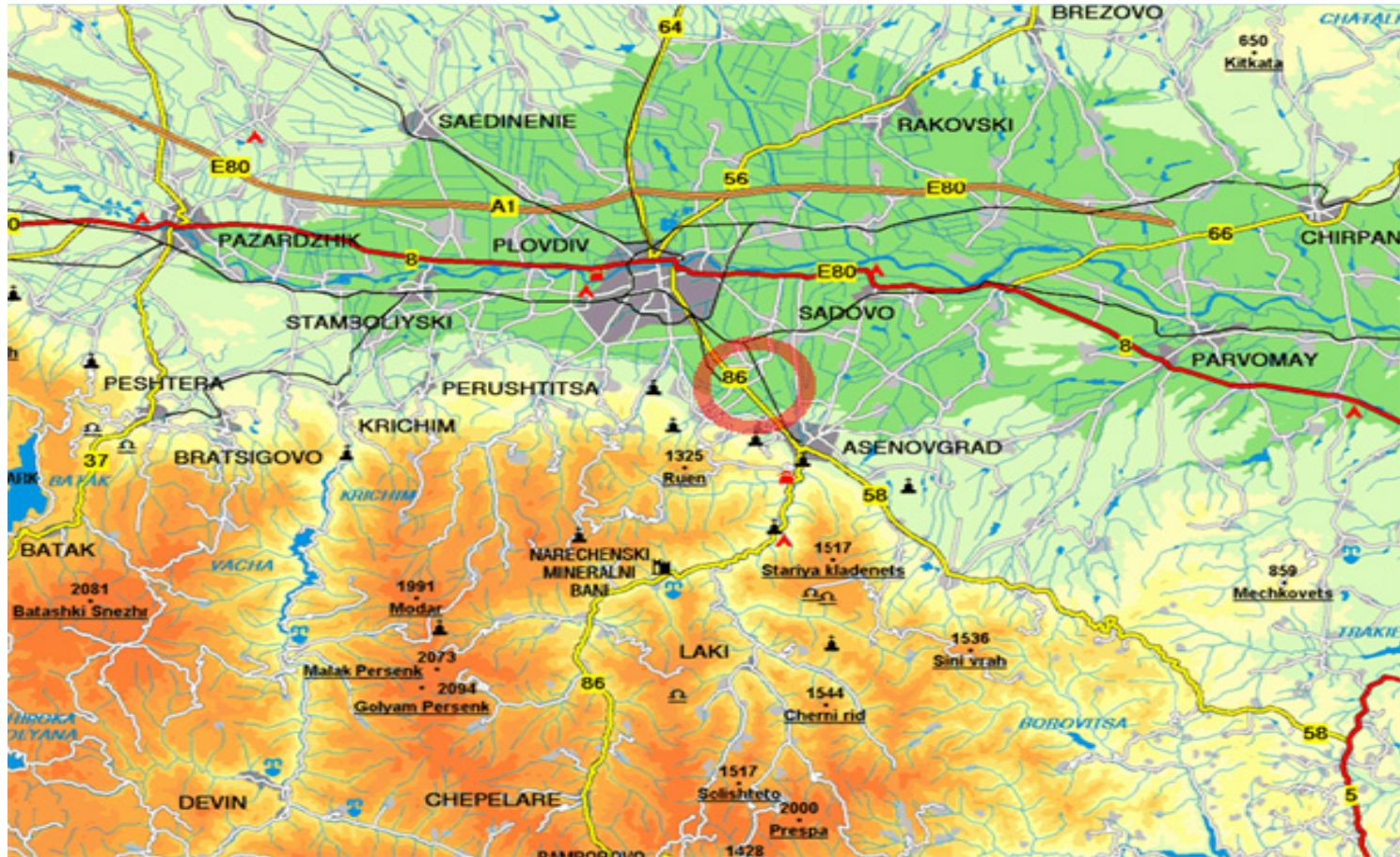
LOCATION

- The Zone lies 10 km SE of the town of Plovdiv, by the Road II-86 which passes through the towns of Plovdiv, Assenovgrad, Smolyan and Rhudozem. According to the administrative layout of the Republic of Bulgaria, The Industrial Zone belongs to the area of the Thrace and Strandzha geographical region, Upper Thracian sub-region, Plovdiv Region, in the center of South Central Region.
- The closeness of the Zone to Plovdiv provides fast and easy access to this strategic for our country industrial, commercial, scientific, cultural and communication center.
- Founded in the ancient times, situated at crossroads from the East to Europe, from the Baltic Sea to the Mediterranean Sea and from the Black Sea to the Adriatic Sea, Plovdiv has population of 340 000 people and is an administrative centre of a region with population of 730 000 people.
- The six universities, eight vocational and six specialized schools together with a number of divisions and schools within the system of the Bulgarian Academy of Sciences and the Ministry of Education and Science provide a wide range of highly qualified specialists in various fields who can serve the needs of potential investors in ICZ Kuklen.



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LOCATION





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TRANSPORT CONNECTIONS AND COMMUNICATIONS

The Industrial and Commercial Zone is located in an exceptionally suitable area allowing the use of all kinds of transport means available in the region considering its geographical position – automobile, railway and air transport. The perfectly developed and easily accessible land transport network provides also an opportunity to use water transport.

Transport Roads and Corridors

Road II-86 is the main road to the Zone and the only one to connect the two biggest towns in the region – Plovdiv and Assenovgrad. In the South it reaches the town of Smolyan and one of the renowned Bulgarian winter resorts – Pamporovo. A new border-crossing point is planned to be built up at the Bulgarian-Greek border through which direct access to the port of Porto Lagos in the White Sea will be ensured.

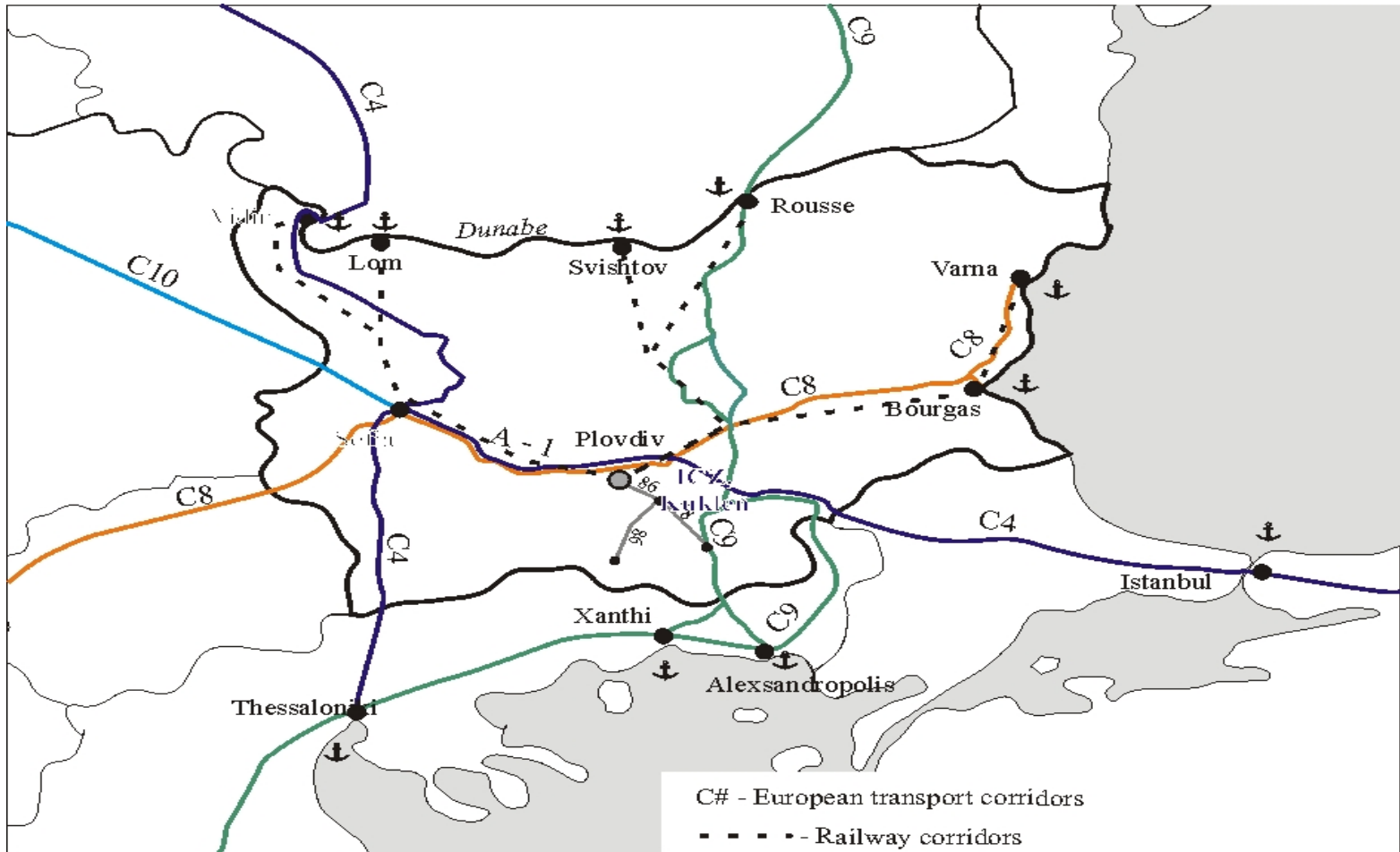
Road II-86 is part of the shortest transport corridor connecting northern and central Europe via the river Danube with the Mediterranean Sea.

Two trans-European corridors №4 and №8 pass 20 km north of the Zone serving the main traffic from west and central Europe to the Middle East and Asia.



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TRANSPORT CONNECTIONS AND COMMUNICATIONS





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TRANSPORT CONNECTIONS AND COMMUNICATIONS

Air Transport

In the close proximity, some 3 km NE of the Zone, the International Plovdiv Airport is situated. It is the biggest cargo airport in the Balkans from where all big air carriers can transport passengers and goods.

The Airport has a taking-off and landing lane which is large enough to be used by airplanes like Boeing 767 or bigger ones. There are eight stands equipped for the same type of planes at the aircrafts parking platform. 24-hours ground and customs services are provided for planes, passengers and freights. For the needs of the cargo transport there are four warehouses each of 360 m². The Airport is also specialized in handling bulky and oversized freights.

150 km west of the Zone lies the largest nationwide international airport – Sofia Airport.



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TRANSPORT CONNECTIONS AND COMMUNICATIONS

Railway Transport

Plovdiv Region has the thickest railway network in the country. Plovdiv has three passengers railway stations and another one specialized in freight handling. The access to the railway center Plovdiv is provided by the nearby industrial zone of KCM 2000 through their own railroad. From there through the main Bulgarian railway lines №1 and №3 a railway connection is made with the ports of Bourgas, Varna, Russe and Lom.

Sea and river transport

Because of the central location of the Zone in the interior of the country, the connection with the river and sea ports is made by automobile and railway transport via a perfectly developed road network.

Distance from the Zone to the river and sea ports :

- to Port Bourgas – 300 km ;
- to Port Varna - 400 km ;
- to Port Russe - 350 km ;
- to Port Lom - 400 km;
- In future, to the Port of Porto Lagos – 150 km.



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MAIN PARAMETERS

- At present the total area of the Zone is 73 hectares industrial agricultural land ;
- Distribution of the separate plots according to their size/surface/ :
 - from 1 ha to 2 ha – 37.5% ;
 - from 3 ha to 6 ha – 50% ;
 - from 20 ha – 12.5% .
- Concept for development and separation of the terrain :
 - estate planning - 88 – 90 % ;
 - internal road network - 4 – 5 % ;
 - auxiliary services areas - 6 – 7 % ;
 - green areas for each planned estate – minimum 20 % ;
 - built up area – 80 % .
- Utilities – provides an opportunity for electric supply, potable and industrial water supply, option for gasification of each site, access to high speed internet and telephone lines ;
- The region provides a wide range of highly qualified staff to serve the needs of the investors ;
- Distance from the regional centre Plovdiv - 10 km and from the town of Assenovgrad - 8 km ;
- Situated 15 km south of the Thrace highway and 130 km for the capital Sofia.



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MAIN PARAMETERS





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SERVICES PROVIDED

- Provides land with changed status ready for industrial construction ;
- Administrative services and short realization periods ;
- Provides complete professional services and consultations to the investors in relation to the way and opportunities for realization of particular projects ;
- Ensures the issue of all necessary initial construction permits ;
- Construction of industrial buildings in accordance with the investor's specification in shortened terms ;
- Design and construction of industrial buildings on lease with bank funding contracted by the executor ;
- Places at the investors disposal constructed industrial buildings to let or purchase them ;
- All other feasible investors' suggestions .



INDUSTRIAL AND COMMERCIAL ZONE KUKLEN

MUNICIPALITY OF KUKLEN

- With its population of 6 500 people, Kuklen municipality relates to the group of the small municipalities in Bulgaria. The reported unemployment of 13.56 % for 2003 is comparable to the figures for the region and the country but is far higher than the average European standards.
- 420 business entities are registered in the municipality center – the village of Kuklen showing the economic development of the municipality. They operate mainly in the field of retail sales, services, sewing industry, metal working, etc.
- Highly developed industrial zone is separated on the municipal land. Within this zone companies distinguished in the Bulgarian metallurgical and chemical industry such as KCM S.A. and the plant protection producer Agria JSC. develop their activities. On different sites in this zone a number of small but active firms work in various fields, such as metal working, construction and other services.



INDUSTRIAL AND COMMERCIAL ZONE KUKLEN

Kuklen Municipality and opportunities for public-private partnership

- Speeding up and facilitating the infrastructure construction
- The present legislation gives priority to the public-private partnership in similar infrastructure projects
- What are the benefits for the parties taking part in the realization of the public-private partnership
- Possibilities for solving problems related to the utilities infrastructure



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