

## Complete foundry ( HPDC ) in Bulgaria ( Europe ) for sale / rent



**You are currently considering a strategic expansion of your production to Europe for the following reasons:**

- large customer base in Europe
- proximity to European customers
- current transport routes are too long and very expensive
- high burden of customs duties when importing goods
- optimization of inventory levels
- uncertainty due to currency fluctuations

**It can also be interesting for companies from Western Europe**

- lower energy costs
- lower base wages
- short transport routes to Western Europe
- single currency (from January 1, 2026)

**If this topic is currently on your mind, we have an interesting offer**

**The property is located within an industrial park, with access control and all other central services**

**( Infrastructure )**

- Total area of the property 7,500 sqm, including parking areas
- Usable hall area approx. 3,330 sqm, width approx. 18 m / length approx. 185 m
- Hall height approx. 9.5 m, integrated administration wing
- 4 separate workshop offices in the hall
- 4 large gates, main entrance with electronic access control
- Porter's lodge, meeting rooms
- The building has solid cast-iron foundations.
- The roof is flat with installed thermal and waterproof insulation.
- The interior partition walls are brick, and the floor is industrial.
- The structure is made of reinforced concrete with concrete slabs and features full-length windows on both long sides.
- Roof covering replaced three years ago (warranty extended for another 7 years)
- Lightning protection replaced
- Hall lighting completely replaced with LED
- The property is connected to the industrial park's central water/sewage and electricity supply.
- 4 overhead cranes.
- 3 restrooms and changing rooms are distributed throughout the hall.
- Installation for use of external gas supply
- Oil tank (5,000 l)
- Central cooling tower for machine cooling

## main machinery and equipment

- **Zinc HPDC machinery**

1 x DAW 80 RC Frech

1 x DAW 125 RC Frech

- **Aluminium HPDC machinery**

1x DAK 500 Frech

1 x DAK 450 Frech

1 x DAK 210 Frech

2 x DAK 200 Frech

- hydraulic presses for tool test
- dep. for manually removing of edges
- punching presses
- parts washing system PERO 2600
- CNC machining center (Brother)
- grinding machines
- sand blasting machine
- trough blasting machine
- ultrasonic mold cleaning
- trowal deburring
- spectral analysis
- x-ray system
- melting station

and many other equipment



**The foundry produced small to medium quantities for:**

- optical industry
- medical technology
- electrical appliances ( power tools )
- measurement and control technology
- aviation technology
- construction machinery

etc.

many companies as: tool making, surface technology (surface coating), welding technology and the optical industry are located in the industrial park and that a large German company (Carl Zeiss) has also actively chosen this location through investments means that we see good growth opportunities.

## basic facts - why is Bulgaria interesting for business

### **The advantages of manufacturing in Bulgaria are manifold and mainly include:**

- \* Low taxes:
  - \* Corporate income tax (business profit tax): Only 10% (flat tax) – one of the lowest rates in the EU.
  - \* Personal income tax: A flat rate of only 10% (flat tax) for individuals.
  - \* Dividend tax (capital gains tax): Only 5% on profit distributions to individuals.
  - \* There is no trade tax.
  - \* Under certain conditions, especially for larger investments in regions with high unemployment, tax relief is possible (e.g., 0% corporate tax).
- \* Low costs:
  - \* Labor costs: Are among the lowest in the European Union, making Bulgaria an attractive location for contract manufacturing and nearshoring.
  - \* Energy costs: Electricity and water costs are relatively low compared to other European countries.
  - \* Low cost of living: The general cost of living is also low.
- \* EU Membership and Stability:
  - \* EU Single Market: Bulgaria is a member of the EU and benefits from the free movement of goods, services, workers, and capital.
  - \* Monetary Stability: The Bulgarian Lev (BGN) is pegged to the euro at a fixed exchange rate, from January 2026, the euro will be introduced as Bulgaria's official currency.
  - \* EU Funding: Access to extensive EU funding for infrastructure and development.
- \* Schengen Membership: Facilitates the movement of people and goods.
- \* Geographical Location and Logistics:
  - \* Strategic Location: Bulgaria is located at the crossroads between Europe, the Middle East, and Asia and serves as a logistical bridge.
  - \* Good Logistics: The location and connection to the trans-European networks are advantageous.
- \* Skilled Workforce:
  - \* There are well-educated university and high school graduates, often with good English skills, particularly in the IT sector and industry.

## opportunities

By taking over the existing foundry, monthly costs are predictable, and all permits and requirements are in place and met. Production can begin within a short time with existing equipment, and there's room for expansion (growth) due to the available space.

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We would be happy to send you further information or welcome you on site.

