

FREE ECONOMIC ZONE IN THE CITY OF STRĂȘENI

15 hectares - free buildable area



STRĂȘENI MUNICIPALITY

Straseni Municipality is the administrative center of Straseni District situated in the central region of the Republic of Moldova at 28 km proximity to capital city Chisinau. Straseni municipality has a population of 20.8 thousand inhabitants. Straseni District consists of 39 localities, including 2 cities, with the total population of 92.4 thousand inhabitants. Main branches of the district's economy are agriculture and manufacturing. The agro-industrial sector is represented by areas such as wine-making, poultry and fish farming, fruit and vegetables growing, etc. The different types of manufacturing that predominate are: furniture and apparel production, industrial refrigerators and electrical cables production.

EDUCATION

- College of Engineering

LANGUAGES

widely spoken and understood



Romanian



Russian



Ukrainian



English

FREE ECONOMIC ZONE "BĂLȚI" – SUBZONE STRĂȘENI

The Free Economic Zone (FEZ) represents excellent platform for export-oriented manufacturing companies, which benefit of preferential customs and tax regime. FEZ "Bălți" was established in 2010 for a period of 25 years. It administrates 17 subzones with a total area of circa 245 hectares in all 3 Development Regions of the Republic of Moldova, namely in Bălți Municipality (3 subzones – 148.4 ha); Căușeni City (8.5 ha); Cahul Municipality (2 subzones – 40.0 ha); Strășeni Municipality (4 subzones – 40.2 ha); Orhei Municipality (8.0 ha).

BROWNFIELD & GREENFIELD, SUBZONE STRĂȘENI

Subzone Strășeni comprises four delimited areas of three brownfield and a greenfield located in the industrial zone of Strășeni Municipality. The Brownfields represent production and administrative buildings of the former plants. The total available area of the production premises within subzones is 55,000 sqm. The Brownfields are connected to utilities such as natural gas and electricity, having water and sewerage connection points in close proximity. The most important resident of subzone Strășeni is electric cable producer – La Triveneta Cavi Development. The Greenfield subzone is located in 600 m distance to the European route E58 and in immediate proximity to railway route Chisinau – Iași (ROU). The land plot area of 15 hectares is in private ownership and available for rent or sale.



FEZ STRĂȘENI Subzone Strășeni



GENERAL INFORMATION

Location	Strășeni
Overall Population of the District	92,400 inhabitants
Total Area of the City	15 km ²
Organizational Form	FEZ administration
Land Ownership	Private
Total Free Production Premises	55,000 m ²
Free Buildable Area	15 hectares



INFRASTRUCTURE

TRANSPORT



Close proximity to the European route E58 – International E-road connecting the cities of Vienna (AUT) and Rostov-on-Don (RUS) which is also National road R1 (Chisinau – Ungheni – Sculeni – border checkpoint with Romania); 5 km to National magistral road M14 connecting the cities of Brest – Chisinau (MDA) Odessa (UKR)



- Immediate connections to railway routes: Ungheni – Chisinau, Ungheni – Balti; Ungheni – Iasi (ROU).



- Chișinău International Airport – 150km.



- Giurgiulești International Free Port is located at cca 240 km distance from Strășeni. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

Distances:

- 28 km to Chișinău;
- 80 km to the nearest border checkpoint with Romania;
- 190 km to the nearest border checkpoint with Ukraine.

UTILITIES



Water supply:
Ø 160 mm



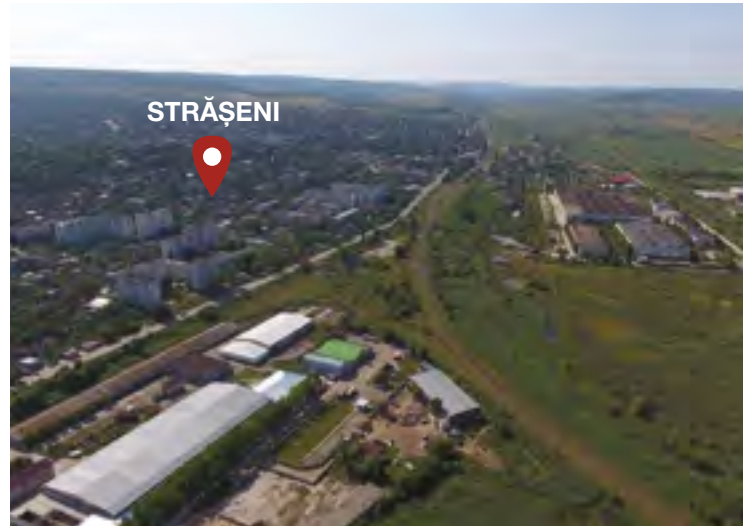
Electric power:
substation – 10 MW



Natural gas: pipeline –
0.125 – 0.25 MPa (Ø 426 mm)



Sewerage: 3000 m³/24 hours



UTILITY COSTS

Water	1.41 EUR/m ³
Electric power	0.06 EUR/kWh
Natural gas	0.29 EUR/m ³
Sewerage	1.08 EUR/m ³

INVESTMENT PROPOSALS

The FEZ is designed as an economic area by the law of the Republic of Moldova to facilitate the economic development by attracting investment capital. For this purpose, special favourable terms, similar to tax and customs facilities have been created. Due to these incentives, as well as to due to the favourable geographic location of Moldova providing an exceptional investment platform with opportunities to export to EU and CIS countries, many foreign manufacturing companies are interested in extending their production capacities in Moldova. It increases the demand for ready-to-use production halls for quick production start, but also demand for development of build-to-suit (BTS) projects.

The Greenfield of the Strășeni Subzone is located on 15 hectares which allows implementing the industrial and logistic real estate development projects. The Greenfield is in private ownership and available for rent or sale.

INCENTIVES OFFERED IN FREE ECONOMIC ZONES

- FEZs are connected to all important transport routes and have access to all regions through the national and international roads;
- All utilities on site;
- Corporate income tax (CIT) rate: 6%;
- Exemption from CIT for a period of 3 years, when investing 1 million USD in fix assets of the company and/ or in FEZ infrastructure development (for 5 years, when investing 5 million USD);
- VAT for equipment and machinery: 0%;
- Customs procedures tax: 0.1% from customs value of goods;
- EUR/USD payment among FEZs residents;
- 10 years of state guarantee for protection against adverse changes in legislation;
- State investment protection.

FEZ RESIDENT FEES*

Tender fees	400 EUR
Registration fee	600 EUR
Fee for business activity permit	1000 EUR

* a single payment for the entire period of activity in the free economic zone

LAND LEASE & PURCHASE

Land parcels and premises of subzone straseni are in private ownership. All negotiations on lease and purchase shall be carried on with the real estate owners.

- **Land lease fee**

	per 1 m ² /year
FEZ land plot	0.5 – 1.5 EUR

CONTACTS



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