

# FREE ECONOMIC ZONE IN THE CITY OF CIMIȘLIA

20 hectares - free buildable area



## THE CITY OF CIMIȘLIA

The City of Cimișlia is the administrative centre of Cimișlia District in the southern part of the Republic for Moldova. The City of Cimișlia is located at 70 km from the capital city Chișinău. Cimișlia lies at the intersection of several of the country's more important roads connecting the Commonwealth of Independent States and the European Union, which Moldova signed free trade agreements with.

The City of Cimișlia has a population of 14.3 thousand inhabitants. Cimișlia District consists of 39 localities and a capital city with the total population of 59.2 thousand inhabitants.

The main branches of the district economy are manufacturing and agro-industrial complex.

The manufacture in Cimișlia is represented mainly by apparel and farm machinery producers. The District's agro-industrial complex has a well-developed network of manufacturing agricultural products, including meat, dairy, tree-fruit, and grain farming, as well as winemaking.

### EDUCATION

vocational school

### LANGUAGES

widely spoken and understood



Romanian



Russian



Ukrainian



English

## FREE ECONOMIC ZONE "BĂLȚI" – SUBZONE CIMIȘLIA

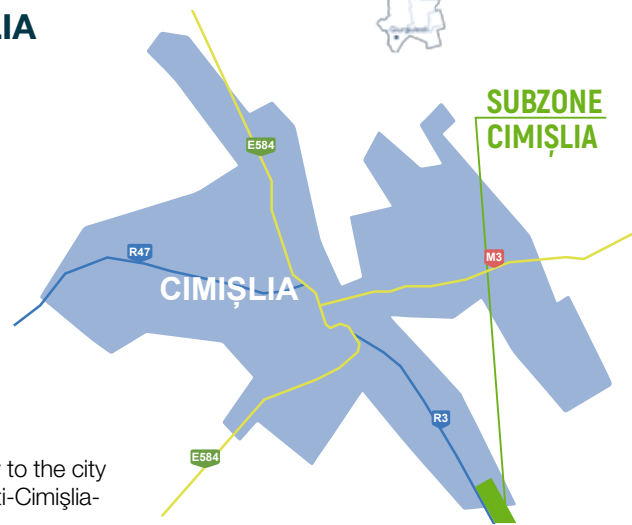
The Free Economic Zone (FEZ) is an excellent platform for the companies producing export-oriented commodities and benefiting from customs and tax advantages.

The FEZ "Bălți" was established in 2010 for a period of 25 years. It administrates 11 subzones with a total area of circa 278 hectares, namely in Balti Municipality (3 subzones – 104.9 ha), Strășeni Municipality (4 subzones – 43.4 ha), the Village of Pânășești (16.3 ha), the City of Căușeni (8.5 ha), Orhei Municipality (8.0 ha), Cahul Municipality (2 subzones – 40.4 ha), the City of Ștefan-Vodă (8.9 ha), the City of Cimișlia (20.0 ha), the Village of Albinețul Vechi (1.5 ha), the City of Rezina (8.7 ha), and Chișinău Municipality (2 subzones – 18.0 ha).

The FEZ "Bălți" hosts in its subzones throughout the country several international automotive suppliers such as Dräxmaier Automotive, Gebauer & Griller, SEBN Sumitomo Electric Bordnetze, Sammy Cablaggi / Kablem, and Coroplast Fritz Mueller.

## GREENFIELD, SUBZONE CIMIȘLIA

The Subzone Cimișlia is located on the southern outskirts of the city in 4.5 km proximity to the city center. The Greenfield of 20 hectares lies along the National Road R3 (Chișinău-Hîncești-Cimișlia-Basarabeasca).



## GENERAL INFORMATION

Location	Cimișlia
Overall Population of the District	59,200 inhabitants
Total Area of the City	20.84 km <sup>2</sup>
Organizational Form	FEZ administration
Land Ownership	Public
Free Buildable Area	20 hectares



## INFRASTRUCTURE

### TRANSPORT



- Immediate access to R3 (Chișinău – Hîncești – Cimișlia – Basarabeasca);
- 3 km to E584 – B class road connecting the cities of Poltava (UKR) and Slobozia (ROU);
- 3 km to National Route M3 (Chișinău – Cimișlia – Vulcănești Giurgiulești – border checkpoint with Romania).

#### Distances:

- 70 km to Chișinău;
- 85 km to the nearest border checkpoint with Romania;
- 120 km to the nearest border checkpoint with Ukraine.



- 12 km to railway station in Mihailovka village. The railway line leads to Basarabeasca railway customs crossing point with Ukraine.



- 66 km to the Chișinău International Airport.



- Giurgiulești International Free Port is located at 166 km distance from the City of Cimișlia. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

## UTILITIES



**Water supply:** technical project for **1500 m<sup>3</sup>/24 hours**



**Electric power:** transmission line - **35 kV**; Transformer of **400 kVA**



**Natural gas:** 2 pipelines of **0.155 - 0.25 MPa**, with **Ø 110 mm** each



**Sewerage:** 2 pipelines of **Ø 200 mm** each; Treatment plant in **1 km** proximity

## UTILITY COSTS

Water	<b>1.047 EUR/m<sup>3</sup></b>
Electric power	<b>0.1 EUR/kWh</b>
Natural gas	<b>0.34 EUR/m<sup>3</sup></b>
Sewerage	<b>0.77 EUR/m<sup>3</sup></b>

## INVESTMENT PROPOSALS

The FEZ “Bălți” is designed as an economic area under the law of the Republic of Moldova to facilitate the economic development by attracting investment capital. For this purpose, special favorable terms similar to tax and customs facilities have been created. Due to these incentives, as well as due to the favorable 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 Subzone Cimișlia is located on 20 hectares of free buildable area, which allows implementing the industrial and logistic real estate development projects.

## INCENTIVES OFFERED IN FREE ECONOMIC ZONES

- EZs 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	<b>500 EUR</b>
Registration fee	<b>700 EUR</b>
Fee for business activity permit	<b>800 EUR</b>

\* fees to be paid at the beginning of activity

## LAND LEASE & PURCHASE

A land plot can be leased with an extension option. FEZ “Bălți”, subzone Cimișlia, offers long-term land lease contracts limited to the lifetime of the FEZ.

### • Land lease fee

	<b>per 1 m<sup>2</sup>/year</b>
FEZ land plot	<b>0.5 – 1.5 EUR</b>
Land plot (general regime)	<b>0.75 – 2.0 EUR</b>

### • Land purchasing

A land plot adjacent to and under constructions within Subzone Cimișlia can be purchased on the state norm price.

Land purchase price	<b>0.65 EUR/m<sup>2</sup></b>
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## CONTACTS

FREE ECONOMIC ZONE “BĂLȚI”

📍 4 Industrială str., Bălți Municipality, MD-3100

☎ +373 231 8-88-81, +373 231 8-88-81

✉ office@zelb.md, administration@zelb.md

🌐 www.zelb.md



Moldovan  
Investment  
Agency

📍 134 Ștefan cel Mare bd., Chișinău, Republic of Moldova, MD 2012

☎ +373 22 27-36-54, +373 22 22-43-10

✉ invest@gov.md, office@invest.gov.md

🌐 www.invest.gov.md