

FREE ECONOMIC ZONE IN THE CITY OF CĂUȘENI

5.5 hectares - free buildable area



THE CITY OF CĂUȘENI

The City of Căușeni is the administrative center of Căușeni District in the southeast of the Republic of Moldova. Căușeni District comprises 46 rural localities and two cities with the total population of 90.5 thousand inhabitants.

The District's capital city Căușeni alone has a population of 20 thousand inhabitants. The population in the radius of 50 km is circa 340 thousand inhabitants.

The main economic activities of the District are manufacturing and agriculture. The different types of manufacturing that predominate are: cable assemblies and injection moulded components for automotive industry and light industry. The agri-food sector is represented by areas such as wine-making, dairy, bakery products, and other industries based on local raw materials.

EDUCATION

- 2 vocational schools

LANGUAGES

widely spoken and understood



Romanian



Russian



Ukrainian



English

FREE ECONOMIC ZONE “BĂLȚI” – SUBZONE CĂUȘENI

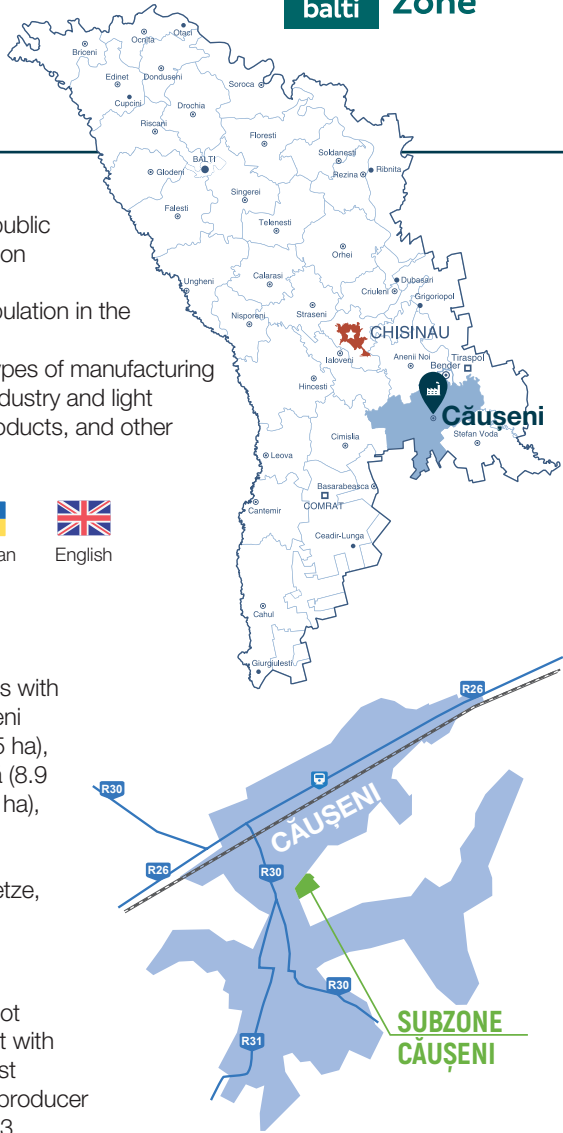
The Free Economic Zone (FEZ) is an excellent platform for the companies producing export-oriented commodities benefiting from customs and tax advantages.

The FEZ «Bălți» was established in 2010 for a period of 25 years. It administrates 17 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 Pănășești (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 Albinețu 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 Drăxlmaier Automotive, Gebauer & Griller, SEBN Sumitomo Electric Bordnetze, Sammy Cablaggi / Kablem, and Coroplast Harness Technologies.

GREENFIELD, SUBZONE CĂUȘENI

The Subzone Căușeni is located in 1.5 km proximity to the city center. The Subzone's land plot of 8.5 hectares has good access to two National Roads R26 and R30 connecting the District with capital city Chișinău (up north) and the border checkpoint with Ukraine (down south). The most important resident of the Subzone is a cable assemblies and injection moulded components producer – Coroplast Harness Technologies, who is currently constructing its own plant on the area of 3 hectares of the Subzone.



GENERAL INFORMATION

Location	Căușeni
Overall Population of the District	90,500 inhabitants
Total Area of the City	10 km ²
Organizational Form	FEZ administration
Land Ownership	Private
Free Buildable Area	5.5 hectares



INFRASTRUCTURE TRANSPORT



- In close proximity to National Roads R26 (Cimișlia – Căușeni – Tiraspol), R30 (Anenii-Noi – Căușeni – Ștefan-Vodă – border checkpoint with Ukraine), and R31 (Căușeni – border checkpoint with Ukraine).

Distances:

- 73 km to Chișinău;
- 145 km to the nearest border checkpoint with Romania;
- 65 km to the nearest border checkpoint with Ukraine.



- The railway station serves the city and is operated by Moldovan Railways. It provides rail connections to Basarabesca (railway customs crossing point with Ukraine).



- 60 km to the Chișinău International Airport.



- Giurgiulești International Free Port is located at circa 230 km distance from Căușeni. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

UTILITIES



Water supply:
Ø 110 mm



Electric power:
substation – 2.5 MW



Natural gas:
0.125-0.25 MPa (Ø 426 mm)



Sewerage:
5000 m³/24 hours



UTILITY COSTS

Water	1.9 EUR/m³
Electric power	0.1 EUR/kWh
Natural gas	0.34 EUR/m³
Sewerage	1.43 EUR/m³

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

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 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. Out of the total area of the Subzone, 5.5 hectares of buildable area are free to implement the industrial and logistic real estate development projects. The land plot is privately owned.

LAND LEASE & PURCHASE

The free buildable area of 5.5 ha is in private ownership. All negotiations on lease and purchase shall be carried out with the property owners.

Land lease fee

	per 1 m²/year
FEZ land plot	0.5 – 1.5 EUR
Land plot (general regime)	0.75 – 2.0 EUR

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.



Free
Economic
Zone

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