

FREE ECONOMIC ZONE IN BĂLȚI MUNICIPALITY

90 hectares - free buildable area



BĂLȚI MUNICIPALITY

Bălți Municipality is the second largest city by economic importance and population in the Republic of Moldova. Bălți Municipality has a population of 151.5 thousand inhabitants. The total population in the radius of 45-50 km is circa 650 thousand inhabitants. The Municipality is an important economic industrial center. Bălți is the center for manufacturing of electric and electronic equipment and components, agricultural machines, construction materials, machine building, apparel, and furniture industries.

EDUCATION

- Bălți State University
- Bălți branch of the "Alexandru Ioan Cuza" University of Iași (Romania)
- Dniester Institute of Economics and Law
- Balti Polytechnic College
- Bălți Light Industry College
- Bălți Railway Technical College
- Medical College of Bălți
- Bălți College of Music and Pedagogy
- 5 vocational schools

LANGUAGES

widely spoken and understood

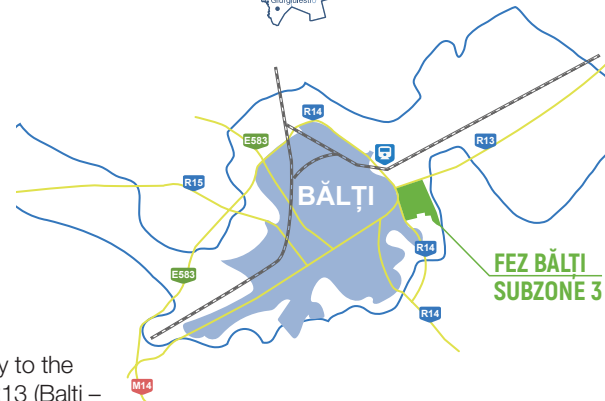
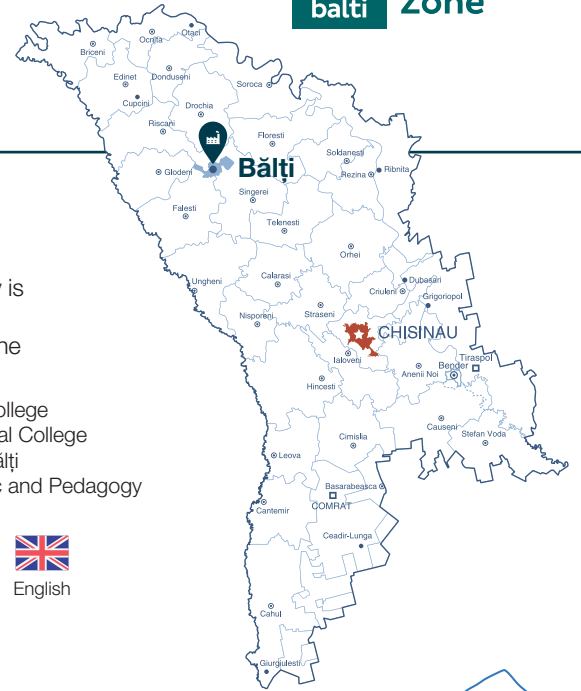


FREE ECONOMIC ZONE "BĂLȚI"

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 Bălți 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 a number of international automotive suppliers such as Drăxlmaier Automotive, Gebauer & Griller, SEBN Sumitomo Electric Bordnetze, Sammy Cablaggi / Kablem, and Coroplast Harness Technology.

GREENFIELD, SUBZONE 3

The FEZ "Bălți" – Subzone 3 is located in the northeaster part of Bălți in circa 2 km proximity to the city center. The land plot of 90 hectares lies at the crossroads of the two National Roads R13 (Balti – Șoldănești – Rîbnița) and R14 (Bălți – Sărăteni – M2). The most important resident of subzone 3 in Bălți is a manufacturer of cables, wires and cable harnesses for the automotive industry – Gebauer & Griller.



GENERAL INFORMATION

Location	Bălți
Overall Population of the District	150,700 inhabitants
Total Area of the City	78 km ²
Organizational Form	FEZ administration
Land Ownership	Public
Free Buildable Area	90 hectares



INFRASTRUCTURE

TRANSPORT



- Immediate access to national roads: R13 Bălți – Șoldănești – Rîbnița; R14 Bălți – Sărăteni – M2;
- 6 km to National magistral road M14 Brest (BLR) – Chișinău (MDA) – Odessa (UKR);
- 6 km to European route E583 – B class road connecting the cities Roman (ROU) and Zhytomyr (UKR).
- Distances:
 - 135 km to Chișinău;
 - 70 km to the nearest border checkpoint with Romania;
 - 108 km to the nearest border checkpoint with Ukraine.
- Junction point of three railway routes: Bălți – Rîbnița, Bălți – Ungheni, and Bălți – Ocnîța. Bălți Municipality has 2 railway stations; the most important is the northern station Bălți-Slobozia.
- Air access through two airports: Bălți International Airport and Mărculești International Airport (35 km). Currently both airports are used at their minimal capacity, providing occasionally only cargo flights.
- Proximity to the Chișinău International Airport – 150km.
- Giurgiuiești International Free Port is located at circa 330 km distance from Bălți municipality. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

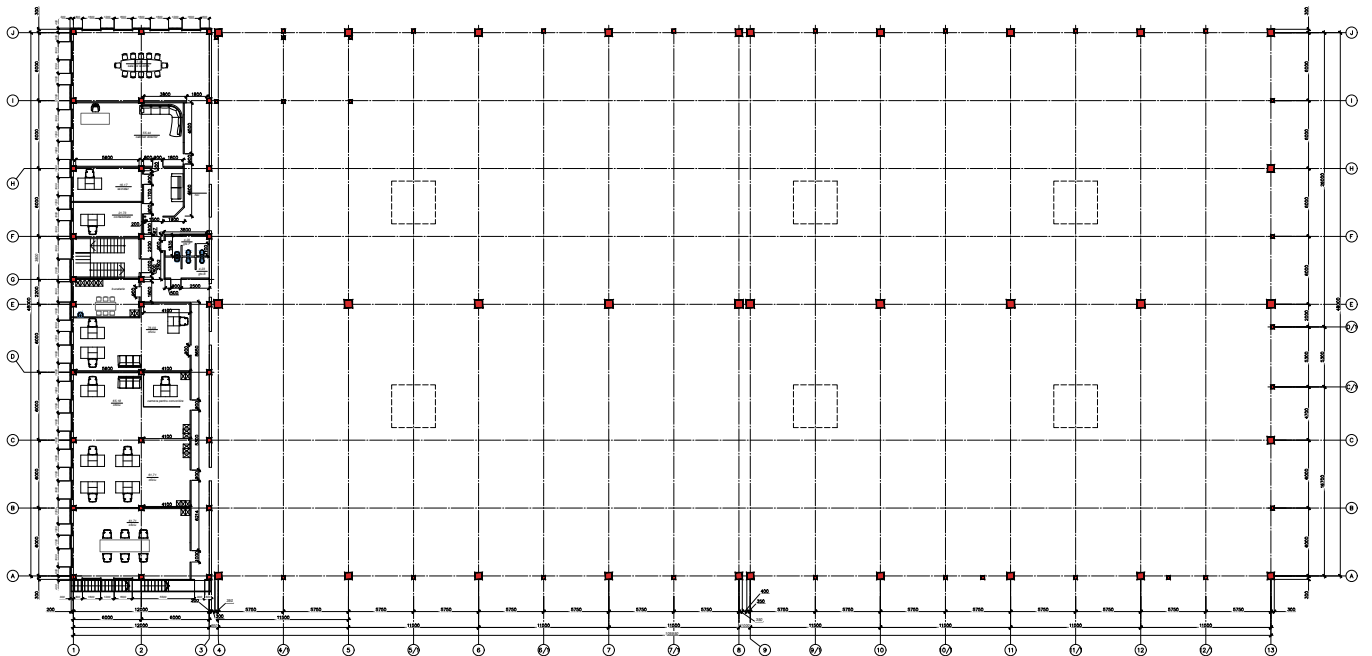


INDUSTRIAL HALL WITH ADMINISTRATIVE OFFICES

Area of the land	0,5 ha
Area of the production hall	4 475 m ²
Area of the administrative building	1 205 m ²
Adress	mun. Bălți, str. Aerodromului, 1



PLAN COTA 4.500 SC.1:200



UTILITIES



Water supply:
pipeline – Ø 800 mm



Natural gas: pipeline –
0.155 – 0.25 MPa, with
Ø 426 mm



Internet speed connection –
300Mbps – 1Gbps



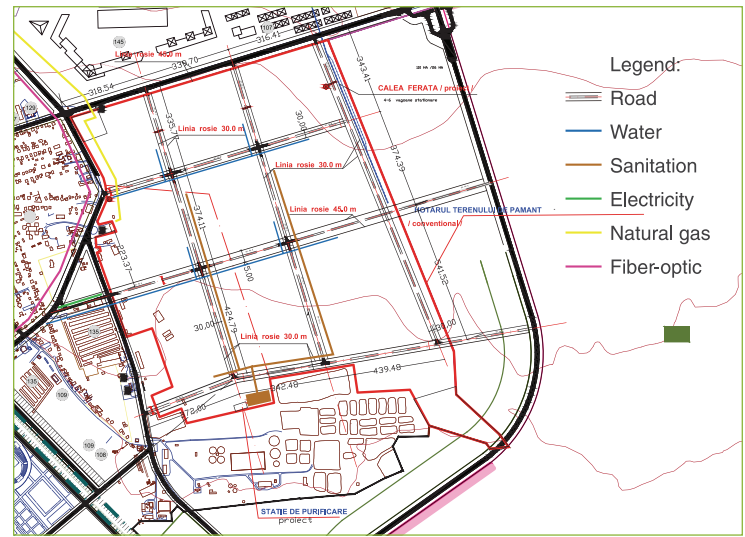
Electric power:
transmission line – 110/10 kV;
substation – 10 MW



**Sewerage: 60 000 m³/24
hours**



Available: Topography and
Geology surveys; Master plan.



UTILITY COSTS

Water	1.0 EUR/m ³
Electric power	0.1 EUR/kWh
Natural gas	0.34 EUR/m ³
Sewerage	0.681 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 Subzone 3 is located on 90 hectares of free buildable area, which allows implementing the industrial and logistic real estate development projects.

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

A land plot with all utilities can be leased with an option for extension. The FEZ “Bălți” offers long-term land lease contracts limited to the lifetime of the FEZ.

• Land lease fee

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

• Land purchasing

A land plot adjacent to and under constructions within Subzone 3 can be purchased on the state norm price.

Land purchase price	3.5 EUR/m ²
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**Free
Economic
Zone**

FREE ECONOMIC ZONE “BĂLȚI”

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