

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 of Moldova. The City 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-industry. The manufacture in Cimișlia is represented mainly by apparel and farm machinery producers. The District's agro-industry is represented by meat, dairy and tree-fruit production as well as grain farming and winemaking.



EDUCATION

vocational school

LANGUAGES

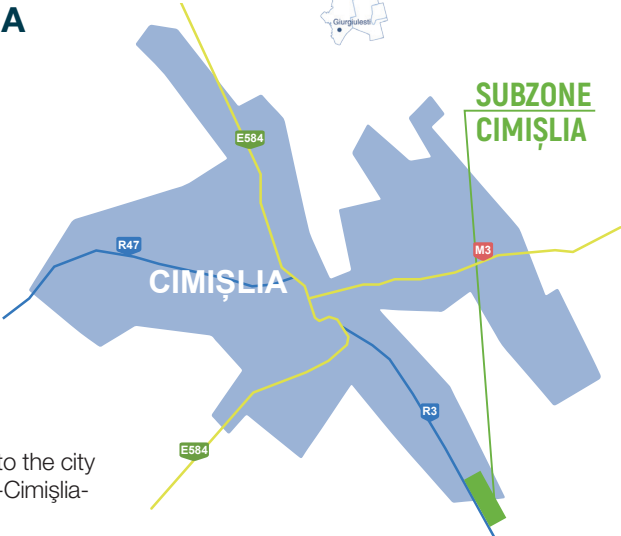
widely spoken and understood



FREE ECONOMIC ZONE “BĂLȚI” – SUBZONE CIMIȘLIA

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 Technology.



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 ²
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 m³/24 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	1.047 EUR/m³
Electric power	0.1 EUR/kWh
Natural gas	0.34 EUR/m³
Sewerage	0.77 EUR/m³

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.

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 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

	per 1 m²/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 Cimișlia can be purchased on the state norm price.

Land purchase price	0.65 EUR/m2
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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

FREE ECONOMIC ZONE “BĂLȚI”

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