

# FREE ECONOMIC ZONE IN THE CITY OF ȘTEFAN VODĂ

8.9 hectares - free buildable area



## ȘTEFAN VODĂ MUNICIPALITY

The City of Ștefan Vodă is the administrative centre of Ștefan Vodă District in the southeast of the Republic of Moldova, located in the border zone with Ukraine. The City of Ștefan Vodă is situated at 100 km from the capital city Chișinău and 100 km from Odesa, Ukraine. The City of Ștefan Vodă has a population of 8.5 thousand inhabitants. Ștefan Vodă District consists of 26 localities and a capital city with the total population of 70.2 thousand inhabitants. The basic branches of District's economy are represented by light industry (apparel), agri-food industry and services provision. The District is also known as a wine region of Moldova due to its terroir suited to produce quality red wine. Ștefan Vodă lies on the important National Route R30 connecting the District with Chișinău and leading down south to the two customs checkpoints with Ukraine (Palanca – Maiki-Udobnoe and Tudora – Starokazacie).



### EDUCATION

- Vocational school

### LANGUAGES

widely spoken and understood



Romanian



Russian



Ukrainian



English

## FREE ECONOMIC ZONE “BĂLȚI”– SUBZONE ȘTEFAN VODĂ

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 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 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 Drăxlmaier Automotive, Gebauer & Griller, SEBN Sumitomo Electric Bordnetze, Sammy Cablaggi / Kablem, and Coroplast Harness Technology.



## GREENFIELD, SUBZONE ȘTEFAN VODĂ

Subzone Ștefan Vodă is located within the city in circa 1 km proximity to the city center. The land plot of 8.9 hectares lies on the city's ring road leading to the National Road R30 (Anenii-Noi – Căușeni – Ștefan Vodă – border checkpoints with Ukraine).

## GENERAL INFORMATION

Location	Ștefan Vodă
Overall Population of District	70,200 inhabitants
Total Area of the City	22.77 km²
Organizational Form	FEZ administration
Land Ownership	Public
Free Buildable Area	8.9 hectares



## INFRASTRUCTURE TRANSPORT



- 3 km to National Route M30 (Anenii-Noi – Căușeni – Ștefan Vodă – border checkpoints with Ukraine).  
**Distances:**
  - 100 km to Chișinău;
  - 177 km to the nearest border checkpoint with Romania;
  - 48 km to the nearest border checkpoint with Ukraine.



- 27 km to railway line in the City of Căușeni. The railway line leads to Basarabeasca railway customs crossing point with Ukraine.



- 87 km to Chișinău International Airport.



- Giurgiu-lești International Free Port is located at circa 230 km distance from the City of Ștefan Vodă. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

UTILITIES



**Water supply:**  
connection point  
in ca **300 m** proximity



**Electric power:**  
**10 kV** substation  
in ca **100 m** proximity



**Natural gas:** low pressure  
pipeline in ca **300 m** proximity



**Sewerage:**  
in ca **300 m** proximity

UTILITY COSTS

Water	2.48 EUR/m <sup>3</sup>
Electric power	0.09 EUR/kWh
Natural gas	0.21 EUR/m <sup>3</sup>
Sewerage	1.25 EUR/m <sup>3</sup>

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 Greenfield in the City of Ștefan Vodă is located on 8.9 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 <sup>2</sup> /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 Ștefan Vodă can be purchased on the state norm price.

Land purchase price	0.65 EUR/m <sup>2</sup>
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Free  
Economic  
Zone

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