



PRIMĂRIA MUNICIPIULUI
CHIȘINĂU

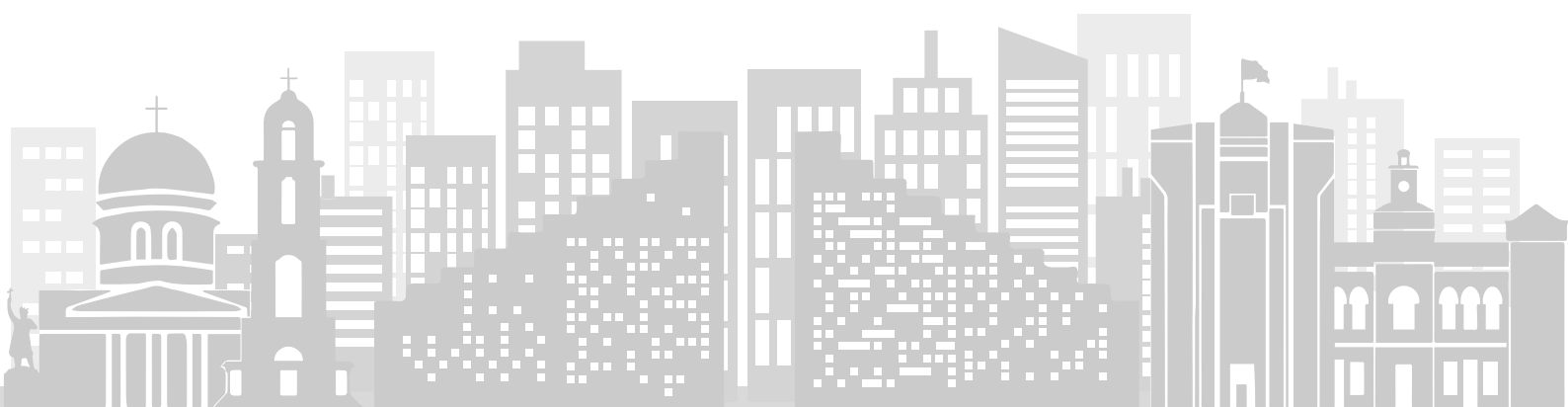
A photograph of several modern skyscrapers with glass facades, viewed from a low angle looking up. The buildings are set against a clear blue sky. The image is partially obscured by a white diagonal shape that separates it from the text below.

INVESTMENT PROFILE

Land with Zonal Urban Plan

for the territory adjacent
to Industrială Street

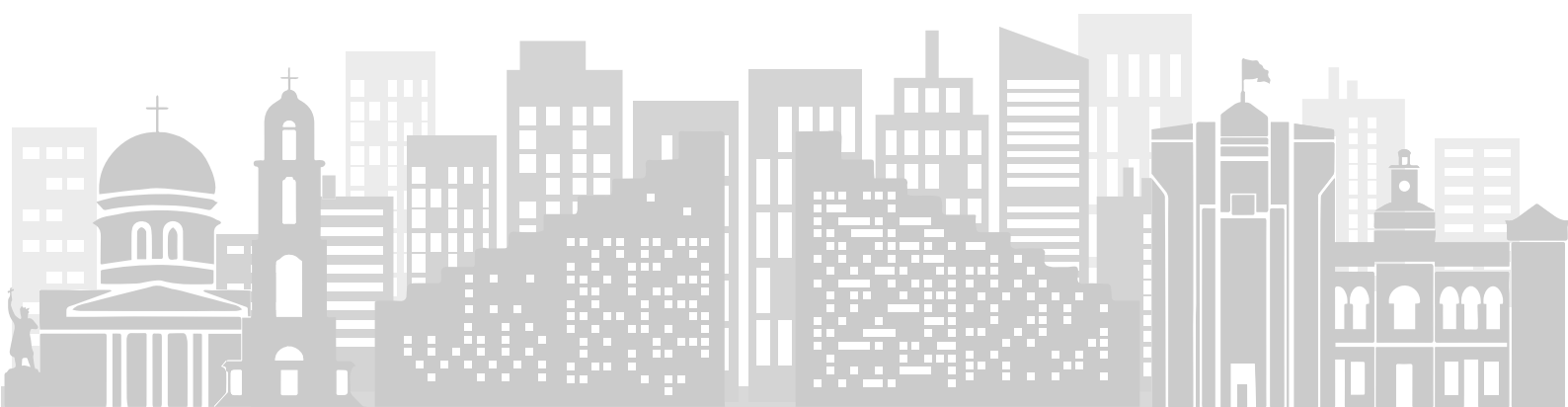
mun. Chișinău
Republica Moldova



CONTENTS



Why invest in Moldova	3
Why invest in Chisinau	4
General data about the object of investment	5
Location object of investment	6
Technical description of the real estate, object of investment	7
Accessible utilities	9
Contacts	10





Land with Zonal Urban Plan
for the territory adjacent
to Industrialia Street

MOLDOVA KEY DATA



Name:
Republic of Moldova

\$11.9 GDP
current prices, 2020 (billion \$)



Capital:
Chisinau

\$4,512 GDP
per capita, current prices, 2020 (\$)



Surface:
33,847 km²

38.8% 2020
Employment rate



Population:
2.6 mln

4.23% 2020
Inflation rate



Language:
Romanian 🇷🇴
(rus, ukr, eng, fr)
🇷🇺 🇺🇦 🇪🇺 🇫🇷

48 2020
Rating Doing Business (out of 190 countries)



Currency:
MDL (1 EUR = MDL 20.99)¹

B3 July, 2020
Rating Moody's Gov (stable)



INVEST
MOLDOVA

WHY INVEST IN MOLDOVA

- Moldova offers access to a market of approximately **1 billion** consumers, ensured by **43** Free Trade Agreements such as those with **EU countries, CIS, CEFTA, Turkey and GUAM. WTO member. Negotiations regarding the Free Trade Agreement with China.**
- Moldova has a **liberalized visa regime with 100 countries (EU, CIS, CEFTA, UAE, USA, Canada and others)**. The Moldovan passport ranks 40th in the top global power of passports.
- Moldova ranks **48 out of 190 countries** analyzed in the "Doing Business" World Bank report.
- Moldova is a gateway between East and West.
Having a favorable geostrategic position, most destinations between the EU and CIS can be covered by trucks in approximately 48 hours.
- Access to international port infrastructure. **Continuous improvement of road infrastructure.**
- Extensive list of international treaties **to avoid double taxation (51 treaties in force)**.
- The most competitive income tax for businesses in the region: **Income tax - 12% (7% farmers, 6% FEZ);**
 - VAT - 20% (6% - natural gas, 8% - agri-food, pharmaceuticals, 0% international transportation);
 - Social security contributions - 24%;
 - Single fee of 7% for Moldova IT Park.
- The most competitive average wage in the region (€2.6/h)**, as well as:
 - average monthly salary of €397;
 - incentives for job creation (€2,000 per job created);
 - advanced level of education among the population (82% have secondary education, 38% have higher education), qualitative technical training;
 - 70% of the population is multilingual.
- Investment platforms:** 7 Free Economic Zones (FEZ), 8 industrial parks, 16 multifunctional industrial platforms, Moldova IT Park.
- FEZ (Free Economic Zones) in all the country (500+ ha).
Fiscal and non-fiscal incentives for FEZ residents: 0 quota for VAT and exemption from custom and excise duties on goods and services delivered to FEZ from outside the customs territory of the Republic of Moldova; corporate income tax – 0%; guaranteeing legislative provisions for the duration of the next 10 years from the moment of registration as resident; access to utility infrastructure (transport, water and sewerage, gas, electricity).
- 6th place among the countries with the lowest broadband costs:**
 - 100% mobile penetration;
 - 98,2% optical fiber network;
 - 4th place in the world Gb Internet.
- Ranked 79 out of 193 countries regarding the e-government development index**, Moldova has advanced significantly in e-government by improving e-innovative public services, such as:
 - Unique Counter – 131 Permissive Acts;
 - system of online tax return, biometric passport;
 - automatic border crossing system based on electronic passports;
 - digital map, mobile digital signature and online services.



Land with Zonal Urban Plan
for the territory adjacent
to Industrialia Street

CHISINAU KEY DATA



Name:
**Chisinau Municipality,
Capital of the
Republic of Moldova**



Surface:
571.6 km²



Total land:
57,158 ha



Population:
832.9 thousand inhabitants
(31.5% of the total country population)



Workforce, 2019 (people):
279.7 thousand
(30.4% of the country total)

23 Universities
(86% of the country total)

1.5 billion EUR Industrial production (2019)
(50.7% of the country total)

2.06 billion EUR Retail sales (2019)
(74.6% of the country total)

967 Buildings commissioned (2019)
(+22.2% compared to 2018)

14.7 thousand tons Transported goods (2020)
(+17.6% compared to 2018)

**157,526 Accommodation
of foreign tourists (2019)**
(20.2% of the city population)



WHY INVEST IN CHISINAU



1. Chisinau is the economic, political, administrative and cultural center of the country. **62.4%** of the companies in the country and **60.2%** of the employed staff work here.
2. Located in the center of the country, Chisinau **offers equal access to all country regions** (at equal distances to the northern and southern regions). At the same time, it contributes to the development of the entire Central region where the most developed districts of the country are located (Ialoveni, Criuleni, Strasenii, Orhei).
3. Over **59%** of the Republic of Moldova GDP is created in Chisinau.
4. The capital generates over **72%** of the sales income of economic agents registered in the country. Of the for-profit enterprises in 2019, over **58.6%** are in Chisinau.
5. Almost **1/3** of the goods transported by road are handled in Chisinau.
6. Chisinau Municipality **is leader** in the district ranking by number of local and foreign companies active here, and in the last years a trend of growth of the population of the capital has been noticed.
7. In the capital is active the **FEZ "Expo-Business-Chisinau"** which occupies a surface of 23.61 ha. The FEZ hosts 49 residents, who have created almost 2 thousand jobs. The statutory capital of the residents represents 11 countries of the world. It is one of the largest 3 free economic zones in Moldova and represents more than 16.1% of the total volume of investments attracted by the free economic zones of the country. In June 2020 the total volume of investments attracted in FEZ Expo=Business-Chisinau reached up to \$73.1 million.
8. **Moldova IT Park** is administratively located in the capital – but is a virtual platform created by the Government in 2018 for stimulating investments and development of IT businesses, digital research, development and innovation. The Park has over 840 residents and increases regional competitiveness of the IT sector by reducing tax burden via introduction of the single fee in the amount of **7%** of the sales income, facilitating immigration documentation of expats, diminishing bureaucratic barriers, and certainly virtual presence.
9. Commissioning of **production capacities and utility infrastructure** is extended – aqueduct, sewerage installations, roads, electric networks. Only in 2019 were commissioned over 56 km of gas networks (+73% compared to 2018). The length of illuminated streets occupies over **85%** of the total length of streets (1,116.5 km).
10. **Chisinau won the "Emerging City of the Year in the EEA"** at one of the most important conferences in the field of Business Process Outsourcing & Shared Service Center – "CEE Business Services Summit and Awards 2020". Over **100** cultural institutions (museums, theaters, libraries), **452** medical institutions and over **540** sports facilities (gyms, stadiums, swimming pools etc.) are active in the capital.



OBJECT OF INVESTMENT:

Zonal Urban Plan (ZUP) for the territory adjacent to Industrialia Street, section between Uzinelor and Vadul lui Voda streets.

OBJECT OWNER / ADMINISTRATOR:

Owner and administrator of the Investment Object is: Chisinau City Hall

LOCATION OF INVESTMENT OBJECT:

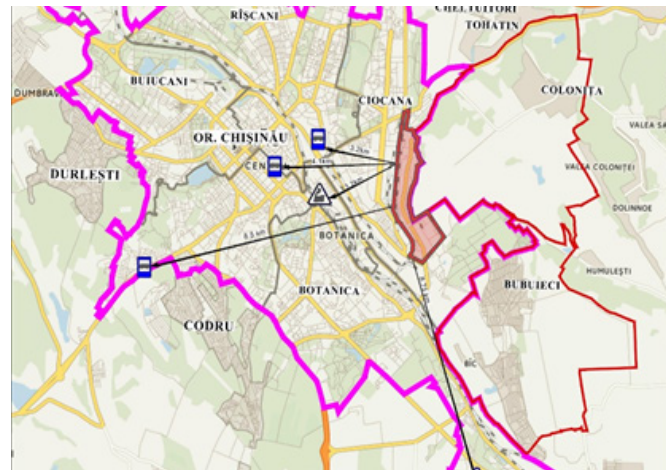
Industrialia Str., Chisinau, Republic of Moldova, MD-2023

Description (history, context, etc.)

The object of the Zonal Urban Plan is the urban land with the surface of approx. 298.0 ha, municipal property. The land is located in the North-East area of the city Chisinau, administrative district Ciocana, on Industrialia Str., the section between Uzinelor Str. and Vadul lui Voda Str. Currently there is no approved urbanism documentation, which would offer conceptual and/or concrete solutions for determining capitalization parameters and land purpose, planimetric-architectural characteristics of the future constructions.

The area has the following advantages:

- Access to communication networks of urban importance;
- Correct positioning of the area (East) of the city Chisinau, from the perspective of wind direction (Northwest);
- Access to railway infrastructure;
- District Road (Vadul lui Voda);
- Correct positioning of the industrial area in relation to urban areas (residential area).



Dysfunctions and priorities for making the investment

For this area were fixed the following **dysfunctionalities**:

- River strips of the Ciocana stream, which run through the Industrial Zone (a collector is required);
- Incompatible Zone (residential with industrial);
- Presence of high voltage (110 kV) overhead power line, crossing the terrain;
- Landslide outbreak area.

Investment objectives:



The Zonal Urban Plan (ZUP) has a character of detailed specific regulation of urban development of the area and ensures correlation of complex urban development of the area with the provisions of GUP.

General categories of objectives approached in the Zonal Urban Plan:

- organizing the street network;
- functional zoning of lands;
- urban-architectural organizing based on characteristics of urban structure;
- development of urban infrastructure;
- implementing delimitation measures until elimination of the effects of natural and anthropogenic risks;
- implementing environment protection measures, as a result of specific programs;
- compliance with the specific detailed regulations (permissions and restrictions) included in the local urban planning regulation related to the ZUP.

Options for making the investment:

- Rental
- Sale
- Public-private partnership/Concession

Environment protection:

According to the Situation Plan, the Investment Object is not located in sanitary protection areas (SPA) of the neighboring objectives:

- for pumping station - 30 m;
- for cemetery - 100 -300 m;
- for high voltage power lines - 110 kw - 20 m;
- for garages -50 m;
- for TIR parking -100 m;
- for auto service -50 m;
- for metal goods manufacturing enterprise - 50 m;
- for mineral water, beer factory - 50 m;
- for storehouse - 25-50 m.

Distances for riparian strips – for streams lakes - 20 m.



Land with Zonal Urban Plan
for the territory adjacent
to Industrialia Street

LOCATION district CIOCANA



<p>Address: Industrialia Str., Chisinau, Republic of Moldova</p> <p>Intersection: Industrialia Str., section between Uzinelor Str. and Vadul lui Voda Str.</p>	<p>City area: EAST</p>	<p>Surface: 148 km²</p> <p>Population: 119 thousand inhabitants</p>	<p>USEFUL INFORMATION:</p> <p>2.200 - 25.000 €/ar average selling price of commercial spaces for construction in the Ciocana district.</p> <p>3500+ economically active companies</p> <p>35000+ employees</p>
--	-----------------------------------	--	---

The district includes important arteries :
Mircea cel Bătrân str.,
N.M. Spătarul str.,
Bucovinei str.,
Meșterul Manole str.,
Uzinelor str., etc.

The largest companies in the area:
Supraten SA,
Resan SRL,
Depozit petrolier al
Petrom-Moldova SA,
Utilajcom SA,
Orhei-vit SA,
Metal SV profit SRL

Legend:

- Main arteries
- Stations
- Business areas
- Universities
- Green areas
- Border crossing points

<p>Main arteries</p> <ul style="list-style-type: none"> Chisinau ring road 4km (10min) Calea Orheiului Str. 4km (10min) Stefan cel Mare Ave., Chisinau Center 10 km (20min) 	<p>Stations</p> <ol style="list-style-type: none"> North Bus Station 6km (10min) Center Bus Station 7km (15min) CHISINAU Railway Station 9km (20min) South Bus Station 12km (30min) Chisinau International Airport 17km (30min) 	<p>Business areas</p> <ol style="list-style-type: none"> Megapolis MALL area 0,5km (5min) TRACOM Industrial Park 9km (15min) MOLDEXPO Exhibition Center 12km (20min) Free Economic Zone Expo-Business-Chisinau 23km (35min) 	<p>Universities</p> <ol style="list-style-type: none"> Technical University 4km (10min) I. Creanga Pedagogical University 10km (15min) State University 10km (15min) Agrarian University 10km (20min) 	<p>Green areas</p> <ol style="list-style-type: none"> Riscani Park 3km (10min) Dendrarii Green Area 10km (15min) 	<p>Border crossing points</p> <ul style="list-style-type: none"> Ukraine (Ocna Customs) 59 km (1h) Romania, EU (Leuseni Customs EU) 112 km (1h30min)
---	---	--	--	---	---



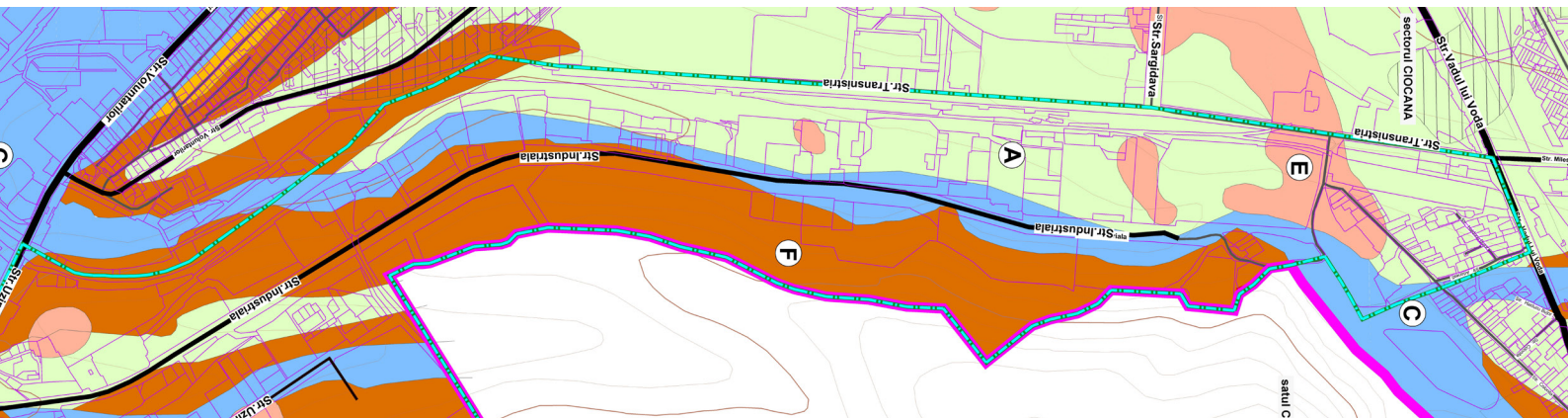
TECHNICAL DESCRIPTION OF THE REAL ESTATE, OBJECT OF INVESTMENT

- **THE INVESTMENT OBJECT** consists of the territory within the limit of the sanitary protection area. Object of the ZUP – territory adjacent to Industrialia Str., the section within Uzinelor Str. and Vadul lui Voda Str., district Ciocana.

- **GEOMORPHOLOGICAL conditions**

The land has a relatively flat surface; with moderately sloping relief from Vadul lui Voda Str. towards Uzinelor Str. Groundwater level constitutes 2-15 m from the surface of the soil. Seismic intensity according to the micro-zoning by seismic conditions constitutes 8 degrees.

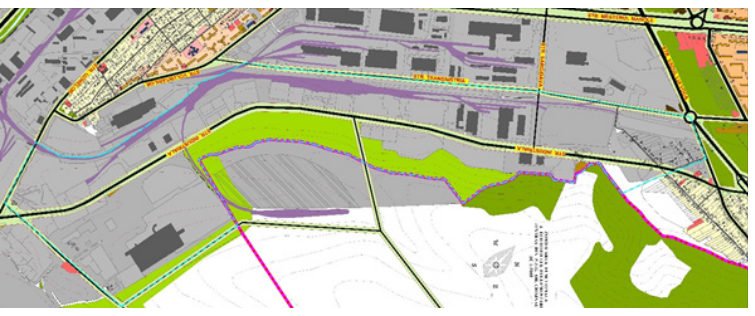
ACCORDING TO **G.U.P. CHISINAU** – Audit – Sketches: According to geological and hydrological conditions, the studied territory is in areas **A, E, C** and **F**. **Zone A** is favorable for construction; groundwater is positioned at a depth of 5 m, seismicity 7 degrees. **Zone E** is conditioned favorable for construction, there are embankments with the thickness of 2 m. **Zone C** is conditioned favorable for construction due to the increased level of groundwater (0-5 m from the soil surface); present in the upper part of low-water alluvial soils (thickness 10-15 m); possibilities of flooding with torrential surface runoff and overflowing of the waters of the river Bac and its tributaries. When performing detail engineering prospecting, according to the set objectives, it is necessary to keep into account the fact that these soils have heterogeneous geotechnical conditions and require additional research. **Zone F** is unfavorable for construction due to the derogation of the landslide coast of the potential risk of landslides, development of coastal and bottom erosion. In case of placing new constructions, it is necessary to perform the calculation of the equilibrium stability of the coast.



- A** Zone A – favorable for constructions geomorphologically.
- B** Zone B – Conditioned favorable for construction due to the development of loess, sensitive to moisture, which have terracing qualities. Geomorphologically it coincides with some separate lands of water bodies with adjacent spaces in the limits of Zone A, position II-1-A, II-2-A. Groundwater is stratified at the depth of 10 m and more.
- C** Zone C – Conditioned favorable for construction due to the increased level of groundwater (0-5 m from soil surface); present in the upper part of low-water alluvial soils (thickness 10-15 m); possibilities of flooding with torrential surface runoff and overflowing of the waters of the river Bac and its tributaries. Increased seismic (8 degrees).
- E** Zone E – Conditioned favorable for construction, there are embankments with the thickness of 2 m. When performing detail engineering prospecting, according to the set objectives, it is necessary to keep into account the fact that these soils have heterogeneous geotechnical conditions and require additional research.
- F** Zone F - Unfavorable for construction due to the derogation of the landslide coast of the potential risk of landslides, development of coastal and bottom erosion. In case of placing new constructions, it is necessary to perform the calculation of the equilibrium stability of the coast.



TECHNICAL DESCRIPTION OF THE REAL ESTATE, OBJECT OF INVESTMENT

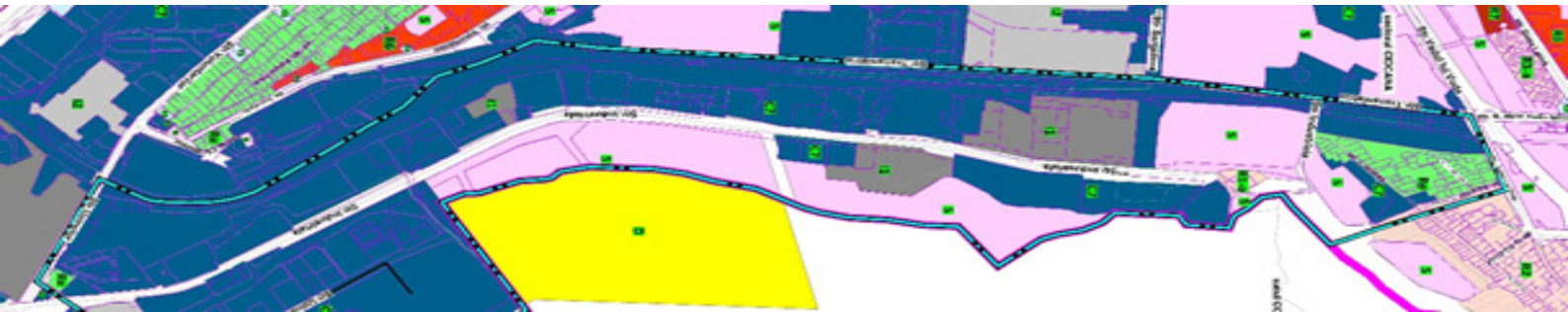


REGULATIONS. FUNCTIONAL ZONING.

CHISINAU city limit 	Red lines according to G.U.P. 	Z.U.P. limit 	Cadastral plots 	Public services and commercial administrative area
Medium Height Collective Housing Area 	Low Height Housing Area 	Education Area / Objective 	Communal area 	Green spaces

REGULATIONS. URBAN REGULATION RELATED TO Z.U.P.

Zone typology: in Chisinau take place economic, social and cultural activities with the following codes: **"R"** coded housing functions, **"C"** coded commercial and services functions, **"I"** industrial functions, as well as **"S"** coded special functions. For future activities, the reserved areas in the plan will be coded **"D"**, representing areas of development/investment on free land, or **"RE"** representing a functional revitalization area.



R1-a

Zones R1 and R2 include quiet residential functions, with reduced density. Only single-family homes are allowed, isolated on the four facades.

R2

Re

Zones D and RE include lands, subject to subsequent development. In this case, the zoning regulation is determined by the correspondence of the type of function with the permissible density in the context of provisions of this zoning regulation for residential, commercial and industrial functions.

D

S

S. These areas are accepted for a type of use of land whose characteristic does not allow classification in residential, commercial or industrial areas. The goal of assigning such an area is to allow a certain type of function in some areas, but without it becoming a rule for all areas of the same type.

C7

C7 zones for general services, include functions via which are provided service at a larger scale than those foreseen in the area of services at level of neighborhood, due to acoustic pollution resulted from heavy traffic, handling of heavy objects, etc. This area is incompatible with occurrence works and retail sales.

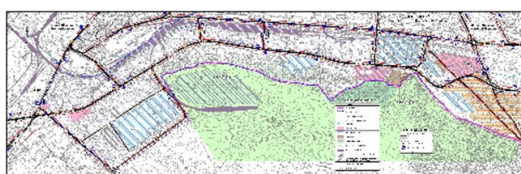
I1

Zone I1, for light industry, includes areas with various manufacturing production functions, non-polluting. Zone I1 may serve as a buffer zone for commercial or residential areas. They are not permissible in the territory of areas with residential functions.

I2

Zone I2, for industry with average production performance, refers to manufacturing productive functions and their related activities, which are performed at an average level of pollution accepted by environmental protection authorities. Zone I2 may serve as a buffer zone at the border with residential areas, but never inside residential areas or with common services and facilities.

REGULATIONS. TRANSPORT SCHEME:



The destination and surface of spaces may be modified and will be negotiated with the investor in order to identify the most useful solutions with mutually beneficial benefits for the municipality and the investor.



ACCESSIBLE UTILITIES (including technical parameters)

ZUP Industrialia can be connected to the following utilities and networks:



Connection to the drinking water network:

water tariff - €0.62/m³ and technical water - €0.41/m³ (does not include VAT).



Connection to the sewerage and water treatment network:

sewerage tariff - €0.52/m³ (does not include VAT).

Wastewater from households is evacuated in the household-fecal sewage network 9800 from Industrialia Str.
Rainwater drainage is evacuated in the rainwater sewage network ø1000 - ø1600 PE Industrialia Str.



Connection to the power network (available 220V / 380V):

electricity tariff from €0.08/kWh up to €0.11/kWh (does not include VAT).*



Connection to the natural gas network: :

natural gas tariff from €0.18/1,000m³ up to €0.21/1,000m³ (does not include VAT)

Supply with natural gas of the territory adjacent to Industrialia Str., section between Uzinelor and Vadul lui Voda streets, Ciocana district from Chisinau is foreseen from the gas pipeline with average pressure 700, located on Vadul lui Voda Str. and from the 300m average pressure pipeline located on Voluntarilor Str.

Laying the average pressure pipeline is to be carried out underground out of polyethylene pipes SM GOST R 50838-2012 and electrically welded steel pipes GOST 10704-91.

The project foresees the installation of the following gas pipelines:

- existing 300 average pressure pipeline from Voluntarilor Str., via Transnistria Str. with the existing gas pipe of 700 average pressure from Vadul lui Voda Str.;
- existing 300 average pressure pipeline from Uzinelor Str., via Industrialia Str., with the existing 700 average pipe from Vadul lui Voda Str.;
- existing 300 average pressure pipeline from Voluntarilor Str., via the designed connection nr. 5 200, with the designed 300 average pressure pipeline from Industrialia Str. The designed 300 pipelines from Transnistria and Industrialia streets will be ringed through 5 designed 200 segments. The diameters of the designed pipelines offer the possibility to connect all existing and designed consumers.

Objective characteristics:

- 1) Average pressure pipeline – 6065.00 m.



Connection to the landline and optical fiber

(channel from 10Mb/s up to 10Gb/s): internet tariff from €12/month up to €100+ /month depending on the technical needs and chosen available provider (does not include VAT).

* Available: existing 110 kv aerial electric line, 110 kv aerial electric line / in cable, 10 kv electric line in cable, transformer station projected pt-10/0,4kv/2x1000 2x1000 – number and power. In proximity is located the Power Heating Plant CET-2 3*80=240MVA.



Land with Zonal Urban Plan
for the territory adjacent
to Industrialia Street



CONTACTS

Person responsible for promoting
the process of attracting investment

Victor BUZU

Interim head of the Section for Construction in Protected Areas
General Directorate of Architecture, Urbanism and Land Relations

✉ buzu.dgaurf@gmail.com

☎ Tel. +373 (79) 77 07 37

Authorities:

Svetlana DOGOTARU

Chief Architect

General Directorate of Architecture, Urbanism and Land Relations

+373 22 228 110

dgaurf@cmc.md

Ion CEBAN

General Mayor

Chisinau Municipality

OLGA URSU

Deputy Mayor

Chisinau Municipality

