

FREE ECONOMIC ZONE IN THE CITY OF CĂLĂRAȘI

32 hectares - free buildable area



THE CITY OF CĂLĂRAȘI

The City of Călărași is the administrative centre of Călărași District located in the central part of the Republic of Moldova at 55 km proximity to the capital city Chișinău.

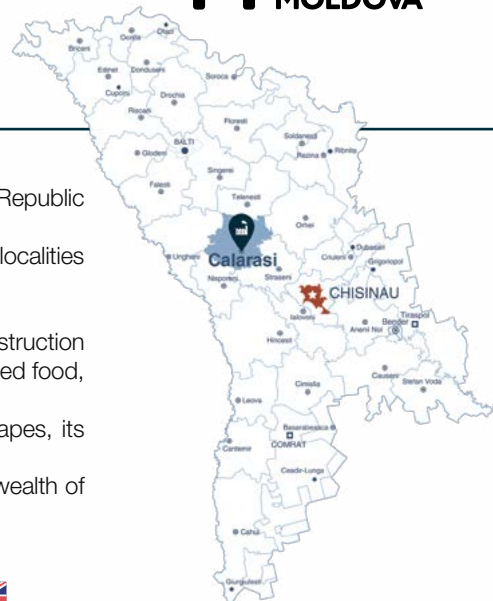
The City of Călărași has a population of 16.2 thousand inhabitants. Călărași District consists of 43 localities and a capital city with the total population of 77.3 thousand inhabitants.

The main branches of the district economy are manufacturing and agriculture.

The city hosts apparel and footwear manufacturing enterprises, wood articles, plastic pipes and construction materials producers. The agro-industrial sector is represented by areas such as wine-making, canned food, dairy, farming and fruit and vegetables growing.

Călărași District is also an attractive touristic destination due to forests surroundings and landscapes, its monasteries, wineries and sanatorium "Codru".

Călărași lies on the important railway route and International E-road E58 connecting the Commonwealth of Independent States and the European Union, which Moldova signed free trade agreements with.



EDUCATION

Vocational schools

LANGUAGES

widely spoken and understood



Romanian



Ukrainian



Russian



English

FREE ECONOMIC ZONE "UNGHENI-BUSINESS"

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

FEZ "Ungheni-Business" was created in 2002 for a 42-year period. It administrates 12 subzones with a total area of 145.2 hectares in two Development Regions of the Republic of Moldova (Center and North), namely in Ungheni Municipality (4 subzones – 49,57 hectares), Ungheni District, Zagarancea village (2 subzones – 14,60 ha) Soroca Municipality (2 subzones – 20.62 ha), Hîncești Municipality (1.99 ha), the City of Nisporeni (2 subzones – 26.11 ha), and the Călărași City, Tuzara village (32.27 ha).



GREENFIELD, SUBZONE CĂLĂRAȘI

The Subzone Călărași is situated in the southeastern part of the city, being located administratively within the boundaries of the neighbouring Tuzara village. The land plot of 32,27 hectares has immediate connection to the European route E58 and the railway operated by Moldovan railways. Both provide connections to the capital city Chișinău (55 km to the south) and border crossing points with Romania (64 km to the west).

GENERAL INFORMATION

Location	Călărași
Overall Population of the District	77,300 Inhabitants
Total Area of the City	42.33 km ²
Organizational Form	FEZ administration
Land Ownership	Public
Land Area	32.27 hectares



INFRASTRUCTURE

TRANSPORT



- Close proximity to the European route E583 – International E-road network connecting the cities of Vienna (AUT) and Rostov-on-Don (RUS), which is also National road R1 (Chișinău – Ungheni – Sculeni – border checkpoint with Romania);



- Immediate connection to three railway routes: Chișinău – Ungheni, Chișinău – Bălți, Chișinău – Iași (ROU).



- 70 km distance to the Chișinău International Airport.



- Giurgulești International Free Port is located at circa 245 km distance from the City of Călărași. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

- Distances:**
- 55 km to Chișinău;
 - 64 km to the nearest border with Romania;
 - 195 km to the nearest border with Ukraine.

UTILITIES



Water supply: connection point in ca 1 km proximity



Electric power: 10kV substation in ca 2.3 km proximity



Natural gas: middle pressure pipeline in ca 350 m proximity



Sewerage: in ca 150 m proximity



Available: Topography and Geology surveys; Master plan and Feasibility study

UTILITY COSTS

Water	1,33 EUR/m ³
Electric power	0,10 EUR/kwh
Natural gas	0,21 EUR/m ³
Sewerage	1,33 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 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 Călărași subzone is located on 32.27 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.

MASTER PLAN



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 option for extension. The FEZ "Ungheni-Business", subzone Călărași 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 Călărași can be purchased on the state norm price.

Land purchase norm price	0.15 EUR/m ²
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CONTACTS



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