

FREE ECONOMIC ZONE IN THE CITY OF NISPORENI



23.7 hectares - free buildable area

THE CITY OF NISPORENI

The City of Nisporeni is the administrative centre of Nisporeni District located in the central-western part of the Republic of Moldova at 73 km distance from the capital city Chişinău. Nisporeni has a population of 14.4 thousand inhabitants. The Nisporeni District consists of 38 localities and a capital city with the total population of 65.4 thousand inhabitants. The main branches of the district economy are manufacturing and agriculture. The city hosts footwear and furniture manufacturing enterprises, construction materials producers and a winery. The agro-industrial sector is represented by areas such as wine-making, bakery, dried fruits, farming, and fruit and vegetables growing.

EDUCATION

Vocational school

LANGUAGES

widely spoken and understood



Romanian



Ukrainian



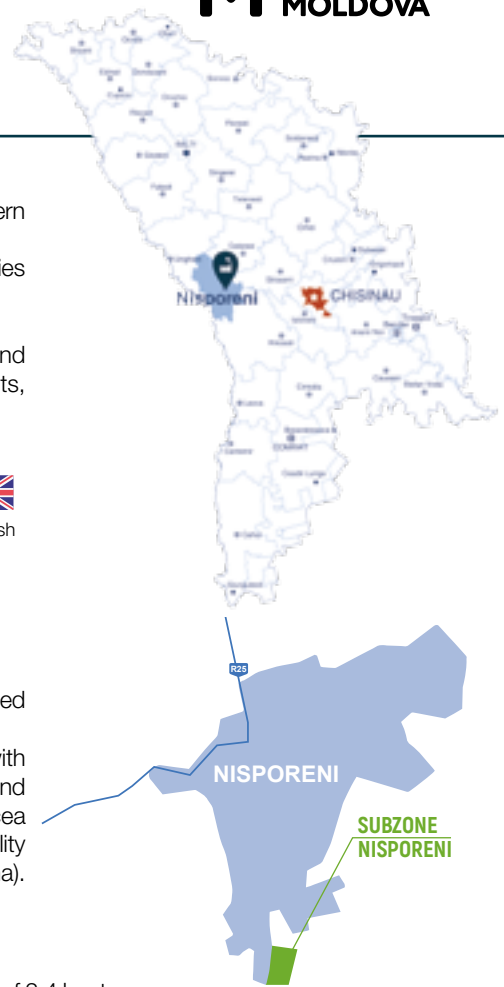
Russian



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), Hînceşti Municipality (1.99 ha), the City of Nisporeni (2 subzones – 26.11 ha), and the Călăraşi City, Tuzara village (32.27 ha).



GREENFIELD, SUBZONE NISPORENI

Subzone Nisporeni consists of two delimited areas of a Brownfield and a Greenfield. The Brownfield of 2.4 hectares represents the existing constructions of a former agricultural machinery service center. The Greenfield of 23.7 hectares lies on the southern outskirts of the City of Nisporeni. It is situated in close proximity to the utility lines such as electricity, water, sewerage, and gas. The land plot is in private ownership and available for rent or sale. Both areas have good connection to the National road R25, which connects Nisporeni with the capital City of Chişinău (73 km east) and the border crossing point with Romania (67 km north).

GENERAL INFORMATION

Location	Nisporeni
Overall Population of the District	65,400 Inhabitants
Total Area of the City	14 km ²
Organizational Form	FEZ administration
Land Ownership	Private
Land Area	23.70 hectares



INFRASTRUCTURE

TRANSPORT



- Proximity to the National route R25 connecting Nisporeni district with the capital City of Chişinău and the border checkpoint with Romania (Sculeni).

Distances:

- 73 km to Chişinău;
- 67 km to the nearest border with Romania;
- 246 km to the nearest border with Ukraine;



- 45 km to the railway line in Ungheni Municipality providing connection to three railway routes: Chişinău – Ungheni, Chişinău – Bălţi; Chişinău – Iaşi (ROU).



- 87 km to the Chişinău International Airport.



- Giurgiuleşti International Free Port is located at circa 240 km distance from Nisporeni. 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 **250 m** proximity



Natural gas:
middle pressure pipeline in ca
400 m proximity



Electric power:
10kV substation
in ca **300 m** proximity



Sewerage:
in ca **400 m** proximity

UTILITY COSTS

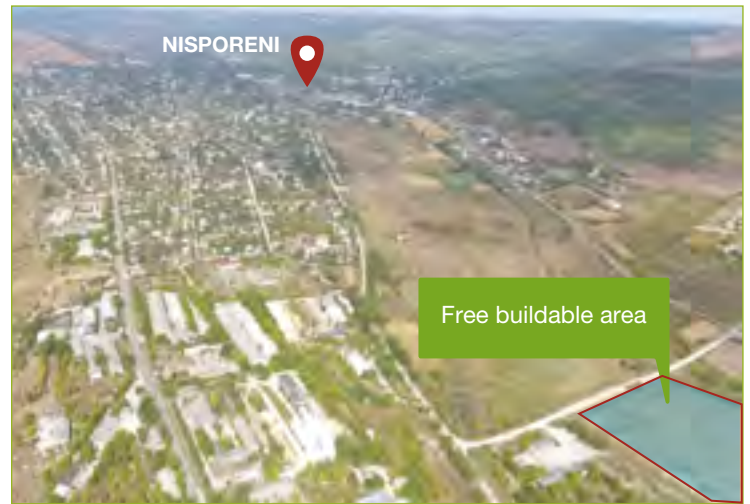
Water	2.5 EUR/m³
Electric power	0.1 EUR/kwh
Natural gas	0.34 EUR/m³
Sewerage	1.0 EUR/m³

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 Nisporeni subzone is located on 23.7 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

The Greenfield and the Brownfield of the Subzone Nisporeni are in private ownership. All negotiations on lease and purchase shall be carried out with the property owners.

• Land lease fee

	per 1 m²/year
FEZ land plot	0.5 – 1.5 EUR
Land plot (general regime)	0.75 – 2.0 EUR

CONTACTS



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