

# FREE ECONOMIC ZONE IN SOROCA MUNICIPALITY

**17.6 hectares** - free buildable area



## SOROCA MUNICIPALITY

Soroca Municipality is the administrative centre of Soroca District in the northeast of the Republic of Moldova, located on the right bank of the Nistru River at the border with Ukraine, 160 km away from the capital city Chişinău.

Soroca District consists of 67 localities and a capital city with the total population of 100 thousand inhabitants. Soroca Municipality alone has a population of 37.6 thousand inhabitants.

The main industrial enterprises of Soroca are represented by light industry (apparel and footwear), food processing and machine building.

Soroca is also an attractive touristic destination due to its museums (the Soroca Fortress, Ethnography, and History museums), monuments, rare landscapes, and cultural diversity. Soroca lies on the National Road M2 connecting the District with Chişinău and leading up north to the customs checkpoint with Ukraine (Otaci – Mogilev-Podolsky).

## EDUCATION

- Agricultural Technical College
- College of Arts
- Soroca Pedagogical College
- 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 and 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), Hinceşti Municipality (1.99 ha), the City of Nisporeni (2 subzones – 26.11 ha), and the Călăraşi City, Tuzara village (32.27 ha).

SUBZONE SOROCA



## BROWNFIELD & GREENFIELD, SUBZONE SOROCA

The Subzone Soroca consists of two delimited areas of a Brownfield and a Greenfield both located on the outskirts of the city on the ring road. The Brownfield represents an unfinished construction of a production building of ca 19,000 m<sup>2</sup> on a land plot of 3,02 hectares. It is connected to gas and electricity, having water and sewerage connection points in close proximity. The Brownfield is privately owned.

The Greenfield, consisting of 2 land plots of 10 and 7.6 hectares, have immediate access to the National Road M2, ca 1 km away from the Brownfield. It is a public property of the mayorality of Soroca.

## GENERAL INFORMATION

Location	Soroca
Overall Population of the District	100,000 Inhabitants
Total Area of the City	11.88 km <sup>2</sup>
Organizational Form	FEZ administration
Land Ownership	Private/Public
Free Production Premises	19,000 m <sup>2</sup>
Total Free Buildable Area	17.6 hectares



## INFRASTRUCTURE

### TRANSPORT



- Immediate access to National Road M2 connecting Soroca district with capital city of Chişinău and leading up north to the road customs checkpoint with Ukraine (Otaci – Mogilev-Podolsky).

#### Distances:

- 157 km to Chişinău;
- 104 km to the nearest border with Romania;
- 12 km to the nearest border with Ukraine (ferryboat).



- 53 km to railway line in the City of Donduşeni connecting Moldova with Ukraine at the railway customs crossing point Otaci – Mogilev-Podolsky.



- 52 km to the Marculeşti International Airport;
- 167 km to the Chişinău International Airport.



- Giurguleşti International Free Port is located at circa 372 km distance from the City of Călăraşi. 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 **300 m** proximity



**Natural gas:**  
middle pressure pipeline  
in ca **1 km** proximity



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



## UTILITY COSTS

Water	<b>1.76 EUR/m<sup>3</sup></b>
Electric power	<b>0.1 EUR/kwh</b>
Natural gas	<b>0.34 EUR/m<sup>3</sup></b>
Sewerage	<b>1.15 EUR/m<sup>3</sup></b>

## 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 Soroca subzone is located on 17.6 hectares of free buildable area, which allows implementing the industrial and logistic real estate development projects. The 3.02 hectares of Brownfield are for sale and /or BTS project.

## 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	<b>400 EUR</b>
Registration fee	<b>600 EUR</b>
Fee for business activity permit	<b>1000 EUR</b>

\* 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 Soroca offers long-term land lease contracts limited to the lifetime of the FEZ.

### • Land lease fee

	<b>per 1 m<sup>2</sup>/year</b>
FEZ land plot	<b>0.5 – 1.5 EUR</b>
Land plot (general regime)	<b>0.75 – 2.0 EUR</b>

### • Land purchasing

A land plot adjacent to and under constructions within Subzone Soroca can be purchased on the state norm price.

Land purchase norm price	<b>1.5 EUR/m<sup>2</sup></b>
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## CONTACTS



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