

# FREE ECONOMIC ZONE IN COMRAT MUNICIPALITY

40 hectares - free buildable area



## COMRAT MUNICIPALITY

Comrat Municipality is the administrative center of the Autonomous Territorial Unit of Găgăuzia in the Republic of Moldova. Comrat municipality has a population of 23.3 thousand inhabitants. Overall population of the Autonomy is 150 thousand inhabitants. The total population in the radius of 50-60 km is circa 410 thousand inhabitants.

The Municipality is an important economic industrial center. The economic activities in Comrat are represented by areas such as wiring harness manufacturing for automotive industry, food processing, alcohol production, oil processing, apparel, and furniture production.

### EDUCATION

- Comrat State University
- Comrat Pedagogical College
- Agricultural Technical College
- 3 vocational schools

### LANGUAGES

widely spoken and understood

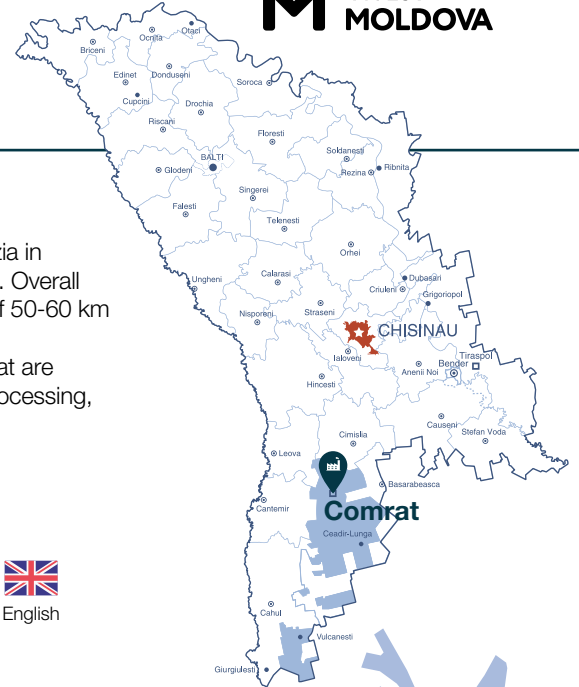


## FREE ECONOMIC ZONE "VALKANES" – SUBZONE COMRAT

The Free Economic Zone (FEZ) is an excellent platform for the companies producing export-oriented commodities benefiting from customs and tax advantages. FEZ "Valkaneş" was established in 1998 for a period of 37 years. It administrates 4 subzones with a total area of circa 200 hectares, namely in Vulcăneşti City (2 subzones –107 hectares), Comrat Municipality (50.3 ha), and Ceadr-Lunga Municipality (42 ha).

## GREENFIELD, SUBZONE COMRAT

The Subzone Comrat is located in the northern part of Comrat Municipality 4 km proximity to the city center. The Subzone has immediate access to European Road E584 connecting the cities of Poltava (UKR) and Galați (ROU). The total land plot area of the Subzone is 50.3 hectares. The most important resident of Subzone Comrat is an international automotive supplier of wiring harness – Fujikura Automotive.



## GENERAL INFORMATION

Location	Comrat
Overall Population of the Autonomy	150,000 inhabitants
Total Area	17 km <sup>2</sup>
Organizational Form	FEZ administration
Land Ownership	Public
Free Buildable Area	40 hectares



## INFRASTRUCTURE TRANSPORT



- Immediate access to European Route 584 – B class road connecting the cities of Poltava (UKR) and Slobozia (ROU), which is also National Road M3 Chişinău – Vulcăneşti – Giurgiuleşti – border checkpoint with Romania.

### Distances:

- 100 km to Chişinău;
- 80 km to the nearest border checkpoint with Romania;
- 30 km to the nearest border checkpoint with Ukraine.

- 30 km to Basarabeasca railway customs crossing point with Ukraine.

- 100 km to the Chişinău International Airport.

- Giurgiuleşti International Free Port is located at circa 135 km distance from Comrat Municipality. It is the only Danube River and Black Sea port in Moldova with direct access to international waterways.

## UTILITIES



### Water supply:

2 reservoirs of **300 m<sup>3</sup>** each



### Electric power:

2 substations of **2 MW** each



**Natural gas:** Medium pressure gas pipeline **0.155-0.25 MPa (500 m<sup>3</sup>/hour)**



**Sewerage:** pipeline – **Ø 300 mm**



### Available:

Topography and geology surveys; master plan

## UTILITY COSTS

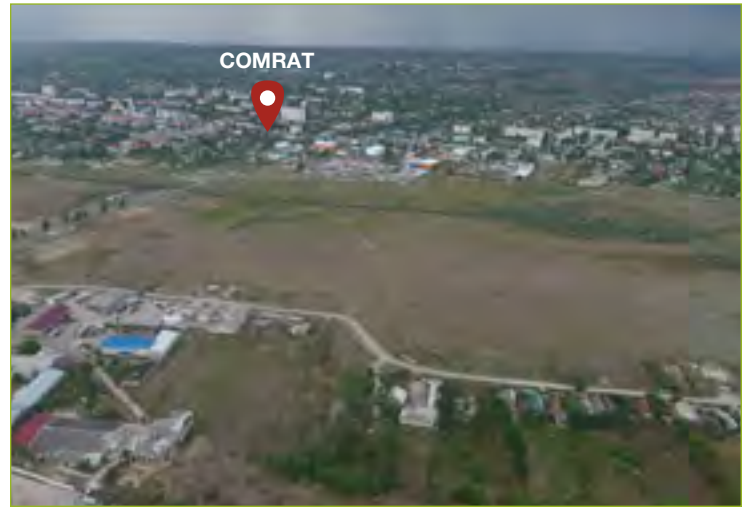
Water	<b>2 EUR/m<sup>3</sup></b>
Electric power	<b>0.1 EUR/kWh</b>
Natural gas	<b>0.34 EUR/m<sup>3</sup></b>
Sewerage	<b>2 EUR/m<sup>3</sup></b>

## 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. Out of the total area of the Subzone Comrat, circa 40 represents 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	<b>500 EUR</b>
Registration fee	<b>700 EUR</b>
Fee for business activity permit	<b>800 EUR</b>

\* 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 “Valkaneş”, Subzone Comrat 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 EUR</b>
Land (general regime)	<b>0.75 – 1.5 EUR</b>

### • Land purchase

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

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



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