

# FREE ECONOMIC ZONE IN CEADÎR-LUNGA MUNICIPALITY

**42 hectares** - free buildable area

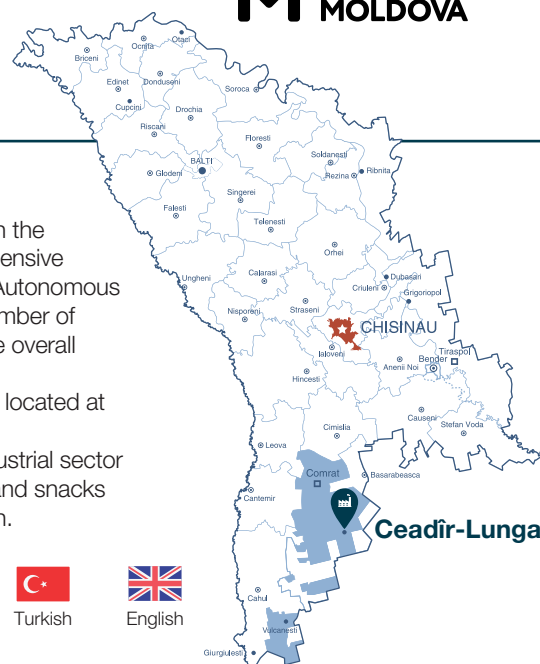


## CEADÎR-LUNGA MUNICIPALITY

Ceadîr-Lunga Municipality is the second centre of economic, cultural and social development in the Găgăuz Autonomy after its capital – Comrat Municipality. This is a modern municipality with extensive infrastructure and huge development potential. Ceadîr-Lunga is one of the largest cities in the Autonomous Territorial Unit of Găgăuzia and it is also a top-ten largest city of the Republic of Moldova by number of inhabitants. Ceadîr-Lunga Municipality has a population of circa 19.3 thousand inhabitants. The overall population of the Autonomy is 150 thousand inhabitants.

Ceadîr-Lunga is distinguished by its convenient geographical and economic position, since it is located at the intersection of the roads leading to Southeast Europe.

The main economic activities of Ceadîr-Lunga are manufacturing and agriculture. The agro-industrial sector is represented by areas such as farming, processing and storage of grain, flour, vegetable oil, and snacks production. Manufacturing is represented by apparel, boilers and electric equipment production.



## EDUCATION

- vocational school

## LANGUAGES

widely spoken and understood



Găgăuzian



Romanian



Russian



Turkish



English

## FREE ECONOMIC ZONE “VALKANES” – SUBZONE CEADÎR-LUNGA

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 Ceadîr-Lunga Municipality (42 ha).

## GREENFIELD, Subzone CEADÎR-LUNGA

The Subzone Ceadîr-Lunga is located in the northern part of Ceadîr-Lunga Municipality in the proximity of 3 km from the city center. The Greenfield of 42 hectares is situated in immediate proximity to the existing industrial zone of the Municipality.

The Subzone has access to the National Roads R36 (Basarabeasca – Ceadîr-Lunga – Taraclia) and R37 (Ceadîr-Lunga – Comrat – Cantemir), and the railway route connecting the Municipality with Basarabeasca (railway customs crossing point with Ukraine) and the Black Sea port on Danube River.



## GENERAL INFORMATION

Location	Ceadîr-Lunga
Overall Population of the Autonomy	150.000 Inhabitants
Total Area of the City	9.6 km <sup>2</sup>
Organizational Form	FEZ administration
Land Ownership	Public
Land Area	42 hectares



## INFRASTRUCTURE TRANSPORT



- 2 km proximity to National Roads R36 (Basarabeasca – Ceadîr-Lunga – Taraclia) and R37 (Ceadîr-Lunga – Comrat – Cantemir).
- 20 km to European Route E584 – B class road connecting the cities of Poltava (UKR) and Slobozia (ROU), which is also the National Road M3 Chişinău – Vulcăneşti – Giurgiuleşti – border checkpoint with Romania.

### Distances:

- 136 km to Chişinău;
- 12 km to the nearest border checkpoint with Ukraine;
- 75 km to the nearest border checkpoint with Romania.



- 2.5 km to railway route connecting Ceadîr-Lunga with Chişinău and Black Sea port on Danube River.



- 150 km to the Chişinău International Airport.



- Giurgiuleşti International Free Port is located at circa 120 km distance from Ceadîr-Lunga City. It is the only Danube river and Black Sea port in Moldova with direct access to international waterways.

## UTILITIES



**Water supply:**  
pipeline in development



**Electric power:**  
close proximity to distribution  
station of **18 MW** capacity



**Natural gas:**  
**0.2 – 0.3 MPa (Ø 160 mm)**



**Sewerage:**  
sewerage system in development



**Available:**  
Topography and geology surveys;  
Feasibility study and master plan.

## UTILITY COSTS

Water	<b>1.87 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>1.40 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 the Subzone Ceadir-Lunga is located on 42 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 available 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	<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 can be leased with an option for extension. The FEZ "Valkaneş", Subzone Ceadir-Lunga 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 EUR</b>
Land (general regime)	<b>0.75 EUR</b>

### Adjacent land purchase

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

Land purchase price	<b>0.65 EUR/m<sup>2</sup></b>
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## CONTACTS



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