

INDUSTRIAL PARK “COMRAT”

50.3 hectares



Moldova Investment
and Export Promotion
Organisation

COMRAT MUNICIPALITY

Comrat municipality is the city in the Republic of Moldova and the administrative centre of the Autonomous Territorial Unit of Gagauzia. Comrat municipality has a population of 26.2 thousand inhabitants. Overall population of autonomy is 162 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. Comrat is the center for food processing factories, alcohol production and oil processing, apparel and furniture industries.

EDUCATION

- Comrat State University;
- Agricultural Technical College in Svetlii
- Comrat Pedagogical College;
- 3 vocational schools.

LANGUAGES are widely spoken and understood



ROMANIAN



RUSSIAN



TURKISH

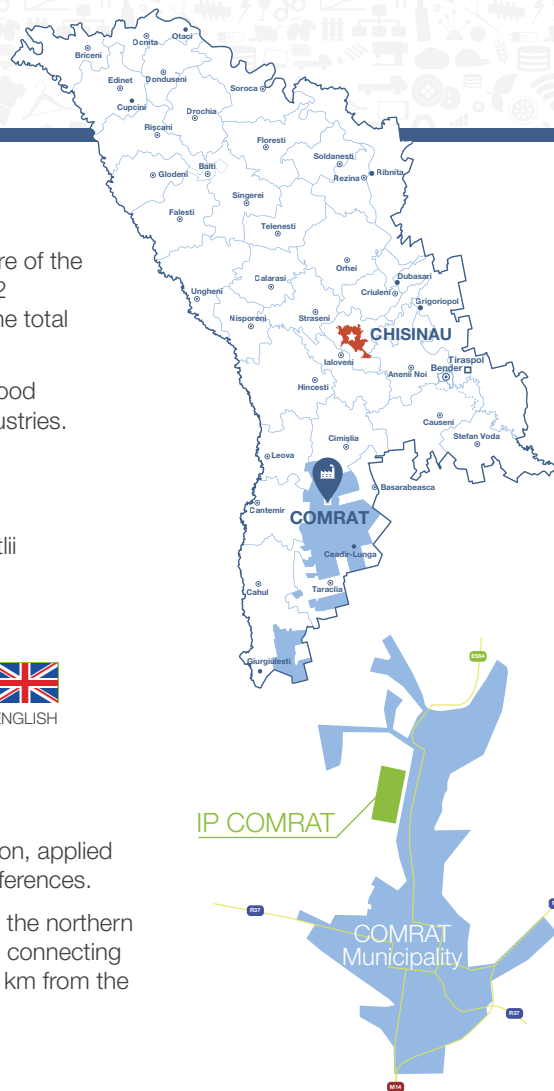


ENGLISH

INDUSTRIAL PARK “COMRAT”

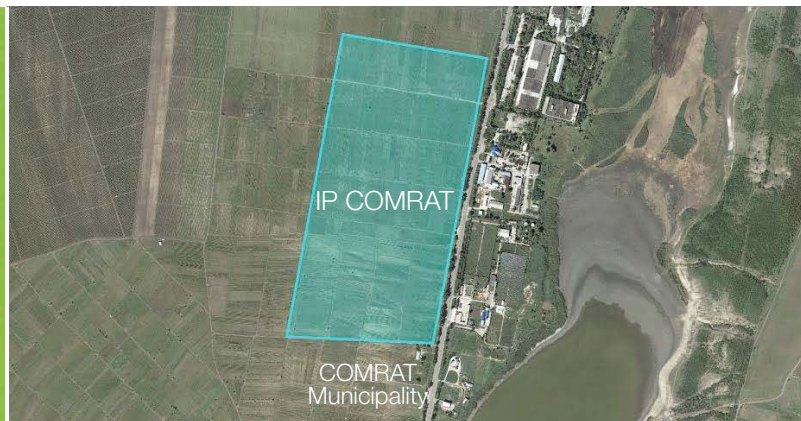
Industrial Parks are delimited territories in which industrial production, services provision, applied scientific research and /or technological development are carried out under some preferences.

The Industrial Park “Comrat” was established in 2014. Industrial Park (IP) is located in the northern part of Comrat municipality. The IP is delimited to the east along European road E584 connecting the cities Poltava (UKR) and Glati (ROU). The subzone is situated in the proximity of 4 km from the city center. The land plot size is 50,3 hectares.



GENERAL INFORMATION

Location	Comrat
Overall Population of Authonomy	162 000 inhabitants
Total Area	17 km ²
Organizational Form	Municipal administration
Land Ownership	State owned land
Land Destination	Construction purposes
Land Area	50.3 hectares



INFRASTRUCTURE

TRANSPORT



- European route E584 - B class road connecting the cities Galati (ROU) and Poltava (UKR).
- National road R35 – connecting cities: Comrat and Basarabeasca;
- National road R37 – connecting cities: Ciadir-Lunga – Comrat – Cantemir.



The railway serves the city and is operated by Moldovan Railways. It provides rail connections to Basarabeasca railway border crossing point with Ukraine and Giurgiulesti International Free Port.



Proximity to Chisinau International Airport – 100 km

UTILITIES



Water supply: artesian wells
– 50m³/hour



Electric power: transmission
line – 800 kW;



Natural gas: pipeline –
0.155-0.25 MPa (500m³/hour)



Sewerage: in development

UTILITY COSTS

Water	2 EUR/m ³
Electric power	0.08 EUR/kWh
Natural gas	0.274 EUR/m ³
Sewerage	2 EUR/m ³

INVESTMENT PROPOSAL

Favorable geographic location of Moldova provides exceptional investment platform with opportunities to export to EU and CIS countries. Many foreign manufacturing companies are interested to extend 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 IP “Comrat” is located on 50 hectares of greenfield designed for industrial production, manufacturing and services provision.

The companies are given legal and consulting support in obtaining licenses, permits and approvals. Consulting services also include project development, personnel recruitment, knowledge management, marketing, etc.

IP Comrat is created on a free land plot of 50.3 hectares which allows implementing the industrial real estate development projects.

IP INCENTIVES

- Free re-zoning of agricultural into industrial land;
- Normative (below market) prices of the purchased land;
- Reduced rental price for state land;
- Free connection to utilities;
- Minimal state inspection and control regime.

INCENTIVES OFFERED BY AUTONOMOUS REGION GAGAUZIA:

- Provisions of natural grants (transfer of land, buildings, structures, machinery and equipment, vehicles);
- Tax preferences;
- Investment subsidies;
- Application through one-stop-shop model.



IP RESIDENT FEES*

Fees for tender participation	20 EUR
Registration fee	1 EUR

* fees to be paid at the beginning of activity

LAND LEASE & PURCHASE

• Land lease fee

	per 1 m ² /year
IP land plot	0.5 – 1.0 EUR
Land plot (general regime)	0.75 – 1.5 EUR

• Adjacent land purchasing

Land plot under constructions within IP can be purchased on state norm price.

Land purchase norm price	1.5 EURO/m ²
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CONTACTS

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