



BIS



**Development of industrial areas
to European standards**

BIS-Capital Investment House LTD

The Industrial Complex Ciocana (ICC) offer

- **Opportunity for launching and developing** business in **Chisinau**
- Construction of industrial areas for **sale**
- Industrial units development **using European technology** and designed according to **customer requirements**
- Technical and urban **infrastructure in place**



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Why Moldova?

Advantageous Geo-Economical Position



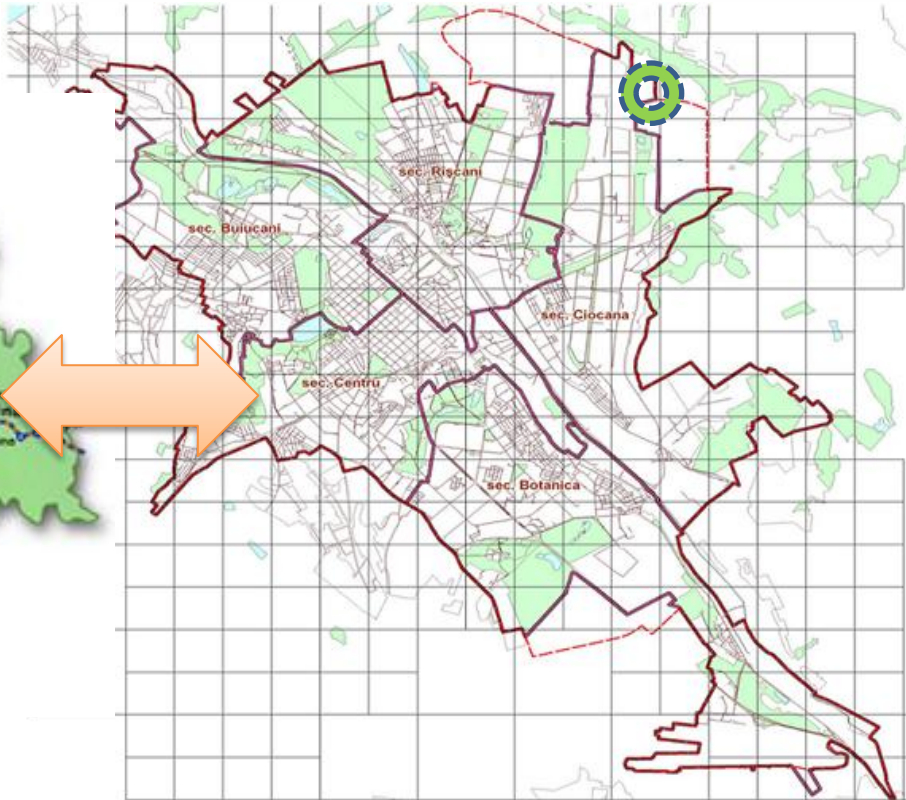
- **Open economy** undergoing continuous **integration in EU**
- Macro indicators **stability** and **high growth**
- **Continuous improvement** of the business environment (+18 positions in the Doing Business ranking of the World Bank, 2012)
- Regionally **attractive tax regime** and incentives
- **Preferential access** to EU and CIS markets for goods and services

Republic of Moldova: general data, 2010



- **Population:** 3.6 m inhabitants
- **Working-age population:** 1.1 m persons
- **Unemployment rate:** 7.4%
- **Inflation rate (average):** 7.4%
- **GDP:** \$5.8 b
- **GDP per capita:** \$1,631

CHISINAU: capital of Moldova

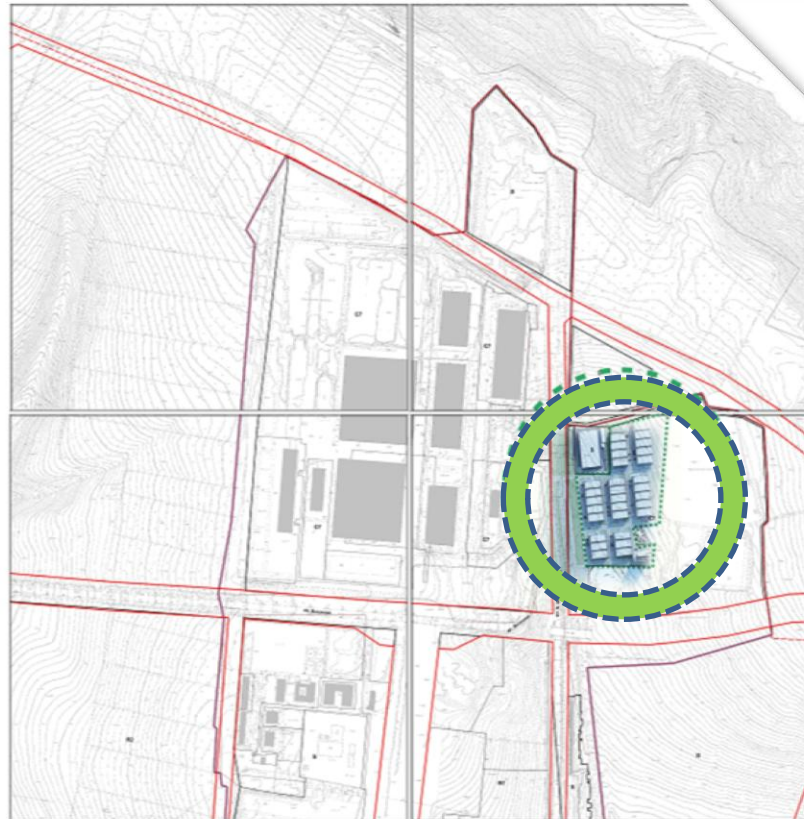


- **Population:** 790 thou inhabitants
- **Area:** 573.4 km²
- concentrates **70%** of the national turnover (2011)
- Developed **infrastructure**
- **Crossroad** for national and international routes

ICC position: North-Eastern part of the capital



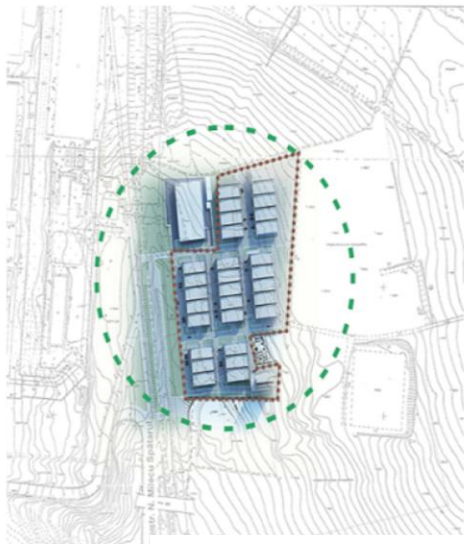
Location, plan framed in territory



Ciocana Sector N.M. Spatarul str.

- **6.9 km** to international route **M2**
- **6.9 km** to international route **E58**
- **11.8 km** to Chisinau Downtown
- **18.9 km** to International Chisinau **Airport**
- **219 km** to Giurgiulesti International Free **Port**

The ICC Concept

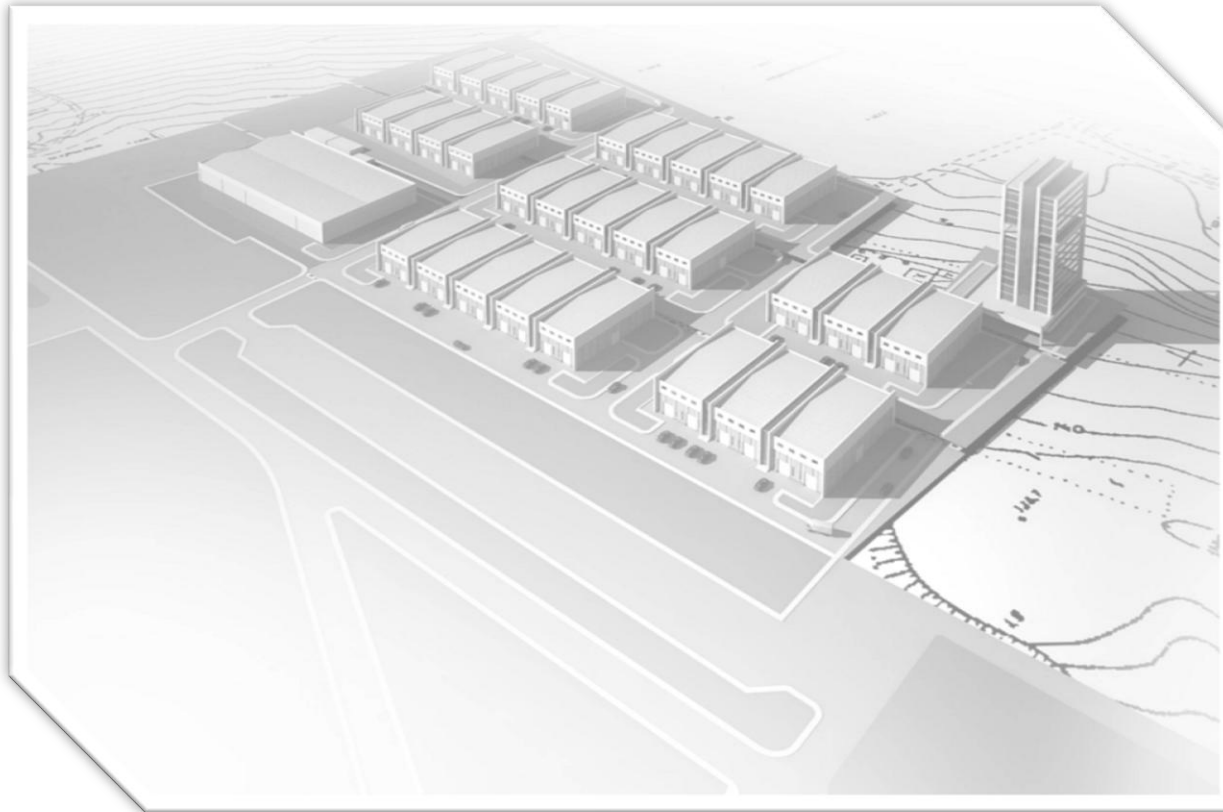


General Scheme of the Park



- **Development** of an **industrial** pole (including new industrial activities) within capital's periphery
- **Attracting foreign investors**
- Opportunity for **launching and developing** business that requires new and/or additional areas

Competitive advantages of the ICC



- **Modeling** the areas in accordance to **client's requirements**
- Availability of **office spaces** (depending on client's needs)
- Necessary technical and urban **infrastructure in place**
- **Easy to reach** road network and immediate access to public transport
- Fully **urbanized area**
- Project **supported** by the **Municipality**

Potential fields of activity within the ICC

- **industry**
- **services**
- **research & development**
- **warehousing & logistics**
- **trade**



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ICC Characteristics



- **Total area: 61,300m²**
- **Constructions surface ~ 36,000m²**
- **The minimal space of a built object: 5,000m², can be devided into 1,000m² zones (for distinct residents)**

The Concept of the ICC objects



The land development perspective



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Industrial hall: views

Front view



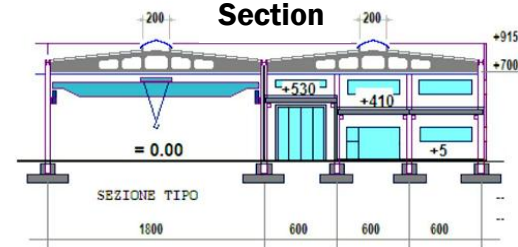
Back view



Side view



Section



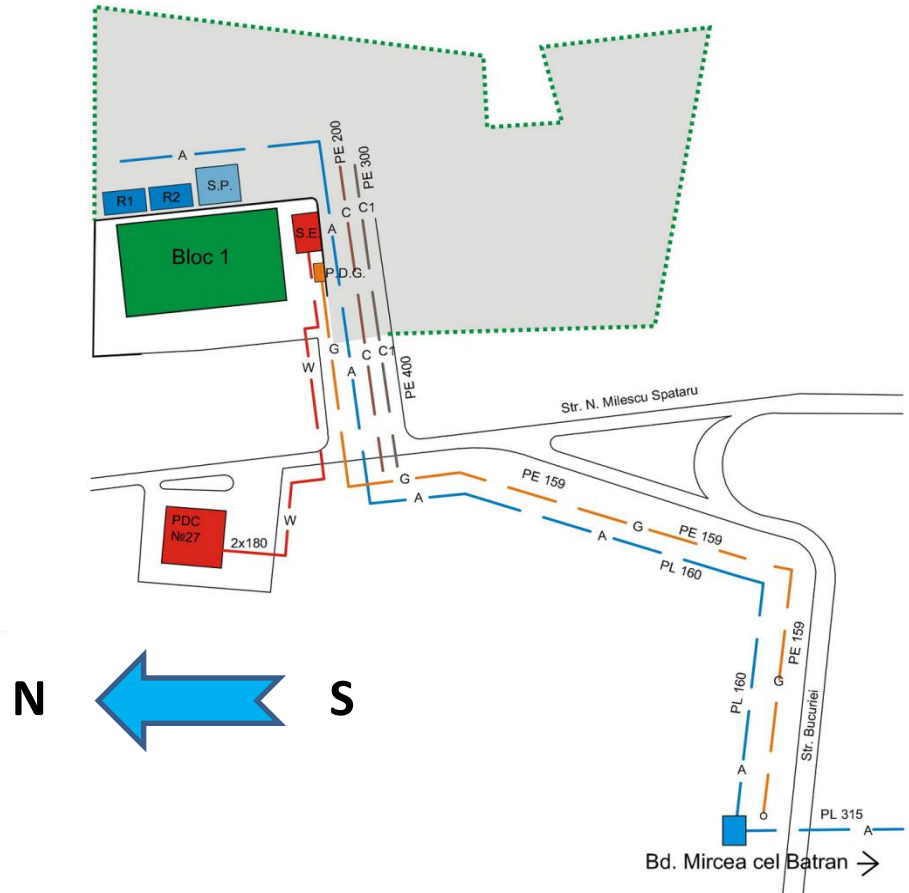
The technical-urban network scheme

Industrial complex

The main engineering networks and objects already constructed to serve the entire industrial complex

Legend:

- A – Water supply systems (2500 m)
- G – Gas pipe line (760 m)
- C – Sewerage (120 m)
- C1 – Rain drainage (120 m)
- W – Voltage power line (500 m)
- R1 – Tank nr. 1
- R2 – Tank nr. 2
- S.P. – Pumping station
- S.E. – Power distribution station
- P.D.G. – Gas distribution point



Construction stages



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Industrial hall: technical details and interior



- **Divided in two parts** (industrial use and offices), built on 2 levels
- **Roof panels**, dimension (2x8 m, 340kg/m²)
- **Panels**, dimension (2x8 m, 1,360kg/m²)
- **Beams** (length max 1m)
- **Columns** (length max 12m)
- **Beams** (length max 6m)
- **Eaves** (length max 8m)
- **Sandwich wall panels** (2,5x8 m)

Production of reinforced concrete elements

...using European technology (Italian metal goffering)



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Technical-urban network elements



Gas distribution point



Power distribution station



Diesel generator



Pumping stations with anti-incendiary reservoirs for the whole complex



Pumping station control point



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- **Industrial building** constructed with precast concrete elements
- **Building area** – 5,253m²
- **Maximum height** – 8.48m
- **Exterior finished**
- **2 mines for freight elevators** – 2x3 m;
- **Technical-urban network in place**
- **Outdoor lighting**
- **Asphalt coating** – sidewalks and access roads

Feel free to contact us for further information...

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