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 **costumer requirements**
- Technical and urban **infrastructure in place**
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

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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

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

- 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
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
Industrial hall: views

Front view

Back view

Side view

Section

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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

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Construction stages
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)
- **Beans** (length max 1m)
- **Columns** (length max 12m)
- **Beans** (length max 6m)
- **Eaves** (length max 8m)
- **Sandwich wall panels** (2,5x8 m)
Production of reinforced concrete elements

...using European technology (Italian metal goffering)
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
• **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...

**Exclusive Commercial Agent:**

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