



GROW IN MOLDOVA

**AN INVITATION
TO INVEST
IN CEADIR-LUNGA MUNICIPALITY**



Dear investors from Moldova and abroad,

Whether you are looking to start a new investment project in Moldova or aiming to optimize your operational costs, the city of Cimișlia is one of your best options.

We have to offer all you need to implement new investment projects and create additional competitive advantages for your business, including:

- ✓ There is still a significant reserve of available workforce in Ceadir-Lunga agglomeration. Based on the most modest estimations, currently in Ceadir-Lunga agglomeration there are over 10 thousand people of working age, who are not engaged in formal economic activities but are motivated to work. About 6.5 thousand of them are between 17 and 45 years old, which could be relatively easily converted into low- and middle-skilled technical workers.
- ✓ Ceadir-Lunga has a Free Economic Sub-Zone (35 hectares of ready-to-build greenfield site with all engineering communications) that provides a wide range of tax and economic preferences.
- ✓ Ceadir-Lunga has a Multifunctional Industrial Platform (7 hectares of ready-to-build greenfield sites with all engineering communications).
- ✓ Ceadir-Lunga Mayoralty has a professional investment department, where you can get all the necessary information and technical support at the highest level. Our specialists are fluent in English, Russian, Turkish and Romanian.

We await you in the Ceadir-Lunga municipality!

We are confident that your expectations will be exceeded!

Sincerely yours,
Anatoliy Topal,
Mayor of Ceadir-Lunga Municipality

Ceadir-Lunga City and Agglomeration

Ceadir-Lunga is the second largest municipality in the Autonomous Region of Gagauzia (Republic of Moldova) and the administrative center of Ceadir-Lunga district.

The municipality is located 130 km from Chisinau, the capital city of the Republic of Moldova, and 30 km from Comrat, the regional administrative center.

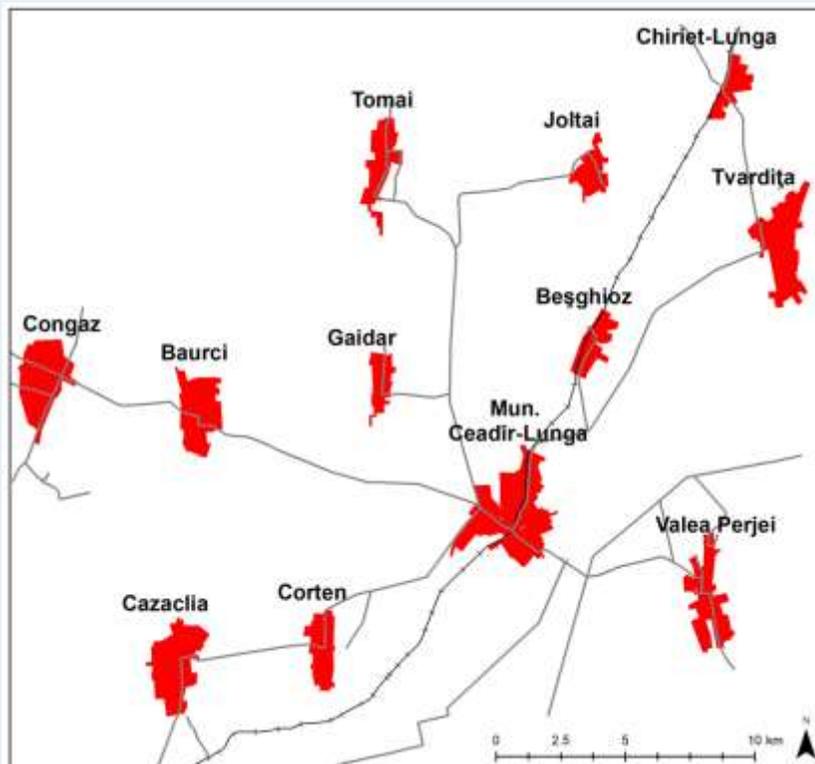
The municipality is at the intersection of three national highways (R36, R37 and R31), which provides efficient and easy access from all directions.

The municipality has access to the national railway line that links it to Chisinau, Romania, and Ukraine.

The port terminal on the Danube River (Giurgulesti), is only 80 km from Ceadir-Lunga and provides access to the Black Sea.



More than 60,000 people live in the Ceadir-Lunga agglomeration (without taking into account the inhabitants involved in circular emigration). The agglomeration consists of 12 settlements, all within a driving distance of 25 minutes to Ceadir-Lunga as the gravity center of the area. Moreover, within a 30-kilometer radius of the municipality, there are more than 130,000 inhabitants.



**Ceadir-Lunga
Agglomeration
=
25 minutes driving
accessibility**

Available Workforce

Despite a continuous migration flow, characteristic to the Republic of Moldova, there is still a significant workforce available in the Ceadir-Lunga agglomeration. Based on the most modest estimations, in the Ceadir-Lunga agglomeration **there are over 20,000 people of working age, motivated to work, but not involved in any formal economic activity.** Around 14 thousand of these individuals are between the ages of 17 and 45 years old; they could be converted into low- and middle-skilled technical workers relatively easily.

Estimation of the labor force availability in the Ceadir-Lunga agglomeration, at the beginning of 2021

Indicators	Estimations	Comments
Total population	≈ 60,000 people	According to the official statistics ≈74,000 inhabitants. However, according to the estimates of independent experts, approximately 14,000 are residing permanently or temporarily abroad.
Number of working-age people currently living de facto in the agglomeration (excluding emigrants)	>36,000 people	≈ 60% of the total present population
Including: Number of people aged 17-45, living de facto in the agglomeration (without emigrants)	> 23,000 people	≈3 9% of the total present population
Number of people officially employed	≈ 15,000 people	Employees from public and private sector, inclusively formally self-employed
Number of working-age inhabitants living de facto in the agglomeration (excluding emigrants) but not participating in any form in formal economic activities	>21,000 people, inclusively ≈ 14,000 in the age of 17-45	Including residents currently engaged in informal economic activities (seasonal and occasional), without social and medical guarantees, with an average remuneration of 200-250 MDL / day (€ 10-12)
The existing minimum (estimated) labor reserve pool that de facto lives in the Ceadir-Lunga agglomeration, which is not yet involved in migration, has adequate work discipline and is motivated to work in a stable job	≈ 10,000 people, inclusively ≈6,500 in age of 17-45	

The labor cost in Ceadir-Lunga agglomeration is among the lowest in the Republic of Moldova. In 2020, the average monthly salary was 5.5 thousand MDL (€260) or about 75% of the national average. Moreover, in the private sector, the monthly cost of unskilled and low-skilled labor is about 3-3.5 thousand MDL (<€150) for full-time positions and about 200-250 MDL/day (€10-12) for seasonal and occasional positions.

During the Soviet times, the municipality of Ceadir-Lunga was one of the ten most industrialized cities in the Republic of Moldova, which means that the city has a pool of skilled workers with experience in industrial production.

Availability of industrial skills and experience in Ceadir-Lunga agglomeration

#	Industries	Specializations	
		Closed business entities	Functional business entities
1.	Production of technical and electronic equipment	<ul style="list-style-type: none"> Experimental electro devises factory – in the past it employed over 150 workers, currently it does not work 	<ul style="list-style-type: none"> Electro Technical Equipment Plant (specialization in boiler and aluminum processing): in the past there were more than 300 workers, now employing just about 30.
2.	Assembling tractors	-	<ul style="list-style-type: none"> In the nearby village of Tomai there is a workshop for assembling Belarusian tractors - about 25 workers
3.	Metalwork manufacturing	-	<ul style="list-style-type: none"> “Orvento Metal” (metalworks) – <i>about 50 employees</i>
4.	Meat processing	<ul style="list-style-type: none"> Meat processing factory: in the past it employed over 150 workers, currently it does not work 	<ul style="list-style-type: none"> Meat processing factory “MeatPromCom” – 15 employees
5.	Milk processing	<ul style="list-style-type: none"> Dairy: in the past it employed over 50 workers, currently it does not work 	-
6.	Tobacco processing	<ul style="list-style-type: none"> Tobacco factory: in the past it employed over 300 workers, currently it does not work 	<ul style="list-style-type: none"> Cigarette factory has been opened and operates in the neighboring town of Tvardița
7.	Processing of grapes and production of wine-liqueurs production	<ul style="list-style-type: none"> Winery - in the past it employed over 150 workers, currently it does not work 	<ul style="list-style-type: none"> Three wine-cognac factories have been opened in the neighboring town of Tvardița, which have been legally registered in Ceadir-Lunga municipality.
8.	Grain storage and processing		<ul style="list-style-type: none"> JSC “Aur Alb” (TransOil Vegetable Oil Production) - about 80 workers “Transtest” ltd (roasting and packing seeds - production of frozen semi-finished products) - about 100 workers⁴ bakeries
9.	Light industry	<ul style="list-style-type: none"> Confection factory - in the past it employed over 150 workers, currently it does not work 	<ul style="list-style-type: none"> “Asena Textil” – about 1,500 employees SRL “Coraf” – 15 employees

So far, currently in the agglomeration of Ceadir-Lunga there is still available a reliable pool of skilled work force, mostly in the following industries:

- Agri-food production (processing of grapes, grains, tobacco, milk and meat)

- ☑ Assembling machines and mechanisms
- ☑ Manufacturing of technical and electronic equipment
- ☑ Textile
- ☑ Metalwork manufacturing

In the municipality of Ceadir-Lunga is functioning a [vocational school](#), specialized in the following fields:

#	Specialization	Term of study	Average number of students
1	Tractor driver	1 year	16
2	Tractor driver - machinist in agricultural production	2 years	16
3	Tractor driver - machinist in agricultural production	3 years	19
4	Chef-waiter	3 years	79
5	Pastry baker	3 years	25
6	Tailor in the lightweight industry	3 years	20
7	Confectioner	2 years	25
8	Tailor in the lightweight industry	1 year	59
9	Tailor in the lightweight industry	2 years	23
10	Landscaper-flowering	1 year	15
11	Electrician	2 years	25
12	Mechanic	2 years	49
13	Plumber	2 years	25
14	Restorer of decorative plaster and stucco	2 years	46
15	Joiner	2 years	25
16	Beekeeper	Since 2021	
17	Fruit breeder		
18	Tourism worker		
19	Restorer of fabrics, tapestries and carpets		
Total:			> 500

At a distance of just 30 km is located the Comrat State University with a wider-range of specializations.

Available Land Sites

Currently, there are 6 investment platforms (sites) in the municipality of Ceadir – Lunga, available for new investment projects:

№	Investment platform (site)	Type	Land ownership	Surface	Nota Bene
1	Free Economic Zone	greenfield	Public ownership of the municipality	35 hectares	Water/sewer/electricity access – available
2	Multifunctional Industrial Platform	greenfield	Public ownership of the municipality	7 hectares	Natural gas access – in the process of construction
3	The industrial facilities of the closed Carpet factory	brownfield	Private	<ul style="list-style-type: none"> ▪ Production building of 1,500 m² ▪ Access to all engineering communications (water, sanitation, electricity, natural gas) 	The industrial building is in good engineering and technical condition. Cosmetic repairs needed
4	The industrial facilities of the closed Meat processing factory	brownfield	Private	<ul style="list-style-type: none"> ▪ 10 hectares territory ▪ Production building of 2,600 m² ▪ Access to all engineering communications (water, sanitation, electricity, natural gas) 	
5	The industrial facilities of the closed Dairy production facility	brownfield	Private	<ul style="list-style-type: none"> ▪ 10 hectares territory ▪ Production building ▪ Access to all engineering communications (water, sanitation, electricity, natural gas) 	
6	The industrial facilities of the closed Tobacco processing factory	brownfield	Private	<ul style="list-style-type: none"> ▪ 5,62 hectares territory ▪ Production building of 12,500 m² and 2,680 m² ▪ Access to all engineering communications (water, sanitation, electricity, natural gas) 	The production building is in good engineering and technical condition.

sub-Zone of the Free Economic Zone "Valkaneş"

<p>FEZ Residency Admission:</p>	<p>Any natural or legal person registered according to the law as a subject of entrepreneurial activity in the Republic of Moldova is eligible for residence.</p> <p>Admission on the basis of an application submitted by a potential investor, the FEZ Administration is organizing a dedicated tailor-made tender. Documents required for submission to the Evaluation Committee:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> The official request addressed by a potential investor to the FEZ Administrator <input checked="" type="checkbox"/> A copy of the certificate on registration as a subject of entrepreneurial activity in the Republic of Moldova, issued by the Public Services Agency. <input checked="" type="checkbox"/> Short information about the participant <input checked="" type="checkbox"/> Proof of the tender fee payment (€400) <p>The investment project or business plan for the activity proposed in FEZ</p>	<p>Necessary time: maximum 3 months</p>
<p>FEZ Residence Cost:</p>	<p>Total €2,000 - a single payment for the entire period of activity in the Free Economic sub-Zone, including:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tender Fee = €500 <input checked="" type="checkbox"/> Registration fee = €700 <input checked="" type="checkbox"/> Fee for business activity permit = €800 	
<p>Land Lease and Purchase</p>	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> 0.5€ /m2 – land lease fee <input checked="" type="checkbox"/> 0.65€ /m2 – land purchasing price 	<p>Land purchasing price (based on state norm price) is applicable after the investment finalization</p>
<p>Vacant Sites Availability:</p>	<p>35 hectares: dedicated land plots shall be segmented per specific request of individual investors</p>	
<p>Equipment with engineering infrastructure</p>	<p><u>Access to centralized Water supply:</u> (Utility cost = €2/m3).</p> <p><u>Access to centralized Sewage supply</u> (Utility cost = €2/m3).</p> <p><u>Access to gas supply: in the process of construction</u> (Utility cost = €0.3/m3).</p> <p><u>Access to electricity:</u> (Utility cost = €0.08/kWh).</p> <p><u>Asphalt road access</u> (1) from the city, and (2) from the side of the bypass road with direct access to the expressway M3 Chisinau - Giurgiuleşti</p>	
<p>Local regulation of land use and construction</p>	<p>The FEZ land plot is fully equipped with all necessary urban and land use regulatory documentation, duly approved by the City Council.</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> <u>Issuing of land use certificate</u> = maximum 30 calendar days since the submission of the request 	

	<input checked="" type="checkbox"/> <u>Issuing of building permit</u> = maximum 30 calendar days since the submission of the request
Fiscal and Economic Facilities:	<input checked="" type="checkbox"/> Corporate income tax (CIT) rate: 6% <input checked="" type="checkbox"/> 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) <input checked="" type="checkbox"/> VAT for equipment and machinery: 0% <input checked="" type="checkbox"/> Customs procedures tax: 0.1% from customs value of goods <input checked="" type="checkbox"/> Guarantee and protection from changes in legislation for a general period of up to 10 years, while under certain conditions this period may be extended to 20 years. <input checked="" type="checkbox"/> Exemption from excise duties for goods introduced in the free zone from outside the Republic of Moldova, from other free zones, from the rest of the territory of Moldova, originating from this zone and exported outside the territory of the Republic of Moldova. <input checked="" type="checkbox"/> Optimization the controls of residents by the state controlling institutions. <input checked="" type="checkbox"/> A simplified procedure of work permits issuance for the foreign workers. <input checked="" type="checkbox"/> Customs Office available on site, operating 7days/ week (if necessary 24 hours/day)

Multifunctional Industrial Platform

Residency	Direct negotiations with the municipal authorities	Necessary time: maximum 6 months
Cost	<input checked="" type="checkbox"/> Land lease – to be negotiated <input checked="" type="checkbox"/> Land purchase – to be negotiated	
Site offer	7 hectares: dedicated land plots shall be segmented per specific request of individual investors	
Engineering equipment	<u>Access to centralized Water supply:</u> (Utility cost = €2/m3). <u>Access to centralized Sewage supply</u> (Utility cost = €2/m3). <u>Access to gas supply:</u> in the process of construction (Utility cost = €0.3/m3). <u>Access to electricity:</u> (Utility cost = €0.08/kWh). <u>Asphalt road access</u> (1) from the city, and (2) from the side of the bypass road with direct access to the expressway M3 Chisinau - Giurgiulești.	
Local regulation of land use and construction	The land plot is fully equipped with all necessary urban and land use regulatory documentation, duly approved by the City Council. <input checked="" type="checkbox"/> <u>Issuing of land use certificate</u> = maximum 30 calendar days since the submission of the request <input checked="" type="checkbox"/> <u>Issuing of building permit</u> = maximum 30 calendar days since the submission of the request	

Industrial facilities of the closed Carpet Factory

Site offer	Industrial building = 3,000 m ² Territory = 10 hectares	
Cost	<input checked="" type="checkbox"/> To be negotiated with the owner	Available both procurement and lease options
Engineering endowment	<u>Access to centralized Water supply</u> (Utility cost = €2/m ³). <u>Access to centralized Sewage supply</u> (Utility cost = €2/m ³). <u>Access to gas supply</u> (Utility cost = €0.3/m ³). <u>Access to electricity:</u> (Utility cost = €0.08/kWh). <u>Asphalt road access</u>	
Local regulation of land use and construction	<p>The site is fully equipped with all necessary urban and land use regulatory documentation (General Urban Plan and Land Use Regulation), duly approved by the City Council.</p> <input checked="" type="checkbox"/> <u>Issuing of land use certificate</u> = maximum 30 calendar days since the submission of the request <input checked="" type="checkbox"/> <u>Issuing of building permit</u> = maximum 30 calendar days since the submission of the request	

Industrial facilities of the closed Meat Processing Factory

Site offer	Territory = 10 hectares Production facilities	
Cost	<input checked="" type="checkbox"/> To be negotiated	Available both procurement and lease options
Engineering equipment	<u>Access to centralized Water supply</u> (Utility cost = €2/m ³). <u>Access to centralized Sewage supply</u> (Utility cost = €2/m ³). <u>Access to gas supply</u> (Utility cost = €0.3/m ³). <u>Access to electricity:</u> (Utility cost = €0.08/kWh). <u>Asphalt road access (good quality)</u>	
Local regulation of land use and construction	<p>The site is fully equipped with all necessary urban and land use regulatory documentation (General Urban Plan and Land Use Regulation), duly approved by the City Council.</p> <input checked="" type="checkbox"/> <u>Issuing of land use certificate</u> = maximum 30 calendar days since the submission of the request <input checked="" type="checkbox"/> <u>Issuing of building permit</u> = maximum 30 calendar days since the submission of the request	

Industrial facilities of the closed Dairy

Site offer	Territory = 1,15 hectares Production buildings	
Cost	<input checked="" type="checkbox"/> To be negotiated	Available both procurement and lease options
Engineering equipment	<p><u>Access to centralized Water supply</u> (Utility cost = €2/m3).</p> <p><u>Access to centralized Sewage supply</u> (Utility cost = €2/m3).</p> <p><u>Access to gas supply</u> (Utility cost = €0.3/m3).</p> <p><u>Access to electricity:</u> (Utility cost = €0.08/kWh).</p> <p><u>Asphalt road access</u></p>	
Local regulation of land use and construction	<p>The site is fully equipped with all necessary urban and land use regulatory documentation (General Urban Plan and Land Use Regulation), duly approved by the City Council.</p> <p><input checked="" type="checkbox"/> <u>Issuing of land use certificate</u> = maximum 30 calendar days since the submission of the request</p> <p><input checked="" type="checkbox"/> <u>Issuing of building permit</u> = maximum 30 calendar days since the submission of the request</p>	

Industrial facilities of the closed Tobacco Factory

Site offer	Territory = 5.62 hectares Industrial buildings of 12,500 m2 and 2,680 m2	
Cost	<input checked="" type="checkbox"/> To be negotiated	Available both procurement and lease options
Engineering equipment	<p><u>Access to centralized Water supply</u> (Utility cost = €2/m3).</p> <p><u>Access to centralized Sewage supply</u> (Utility cost = €2/m3).</p> <p><u>Access to gas supply</u> (Utility cost = €0.3/m3).</p> <p><u>Access to electricity:</u> (Utility cost = €0.08/kWh).</p> <p><u>Asphalt road access</u></p>	
Local regulation of land use and construction	<p>The site is fully equipped with all necessary urban and land use regulatory documentation (General Urban Plan and Land Use Regulation), duly approved by the City Council.</p> <p><input checked="" type="checkbox"/> <u>Issuing of land use certificate</u> = maximum 30 calendar days since the submission of the request</p> <p><input checked="" type="checkbox"/> <u>Issuing of building permit</u> = maximum 30 calendar days since the submission of the request</p>	

Availability of Agricultural Raw Materials

The evaluation of the current agricultural production in Ceadir-Lunga agglomeration reveals the availability of a significant investment potential for the development of the following agri-progressing and food industries:

- ✓ Fodder production (possible in combination with animal husbandry complexes)
- ✓ Production of flour and related products (biscuits, pasta, snacks, etc.)
- ✓ Production of ethyl alcohol (from cereals)
- ✓ Production of croutons, dry breakfasts, instant cereal flakes, müsli, etc.

The production of agri-food raw material in the agglomeration

#	Items	Average yearly production
1	Grains	≈ 50,000 tons
2	Sunflower	≈ 30,000 tons
3	Corn	≈ 15,000 tons
4	Fruits	≈ 7,000 tons
5	Grapes (for wine)	≈ 5,000 tons
6	Tobacco	≈ 50,000 tons
7	Meat	≈ 1,000 tons
8	Wool	≈ 5,000 tons
9	Milk	≈ 5,000 tons

Availability or related services

In Ceadir-Lunga agglomeration there is a developed system of [regular passenger transport connections](#), which ensures a favorable context for promoting and supporting labor mobility:

Provision of passenger transport services in the agglomeration

#	To/from Ceadir-Lunga	Daily frequency
1	Cazaclia	8
2	Baurci	8
3	Corten	10
4	Gaidar	5
5	Tomai	21
6	Besghioz	4
7	Joltai	4
8	Tvardița	6
9	Chiriet-Lunga	3
10	Valea Perjei	6

In the municipality of Ceadir-Lunga [operate the subsidiaries of six largest commercial banks in the Republic of Moldova](#),

- CB "MoldovaAgroIndBank"
- CB "Victoriabank"
- CB "Moldindconbank"
- CB "FinComBank"
- CB "Mobiasbanca"
- CB "Energbank"

In the municipality of Ceadir-Lunga operate two hotels** with 15 beds. A new three-star hotel with 15 beds is under construction.

Contacts



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