



# **GROW IN MOLDOVA**

## **AN INVITATION TO INVEST IN PERESECINA**



Dear investors from the Republic of Moldova and abroad,

Whether you are looking to initiate a new investment project in the Republic of Moldova or aiming to optimize your operational costs, we invite you to Peresecina – one of the biggest and most dynamic rural Moldovan community.

In Peresecina, your business will gain substantial competitive advantages due to the following factors:

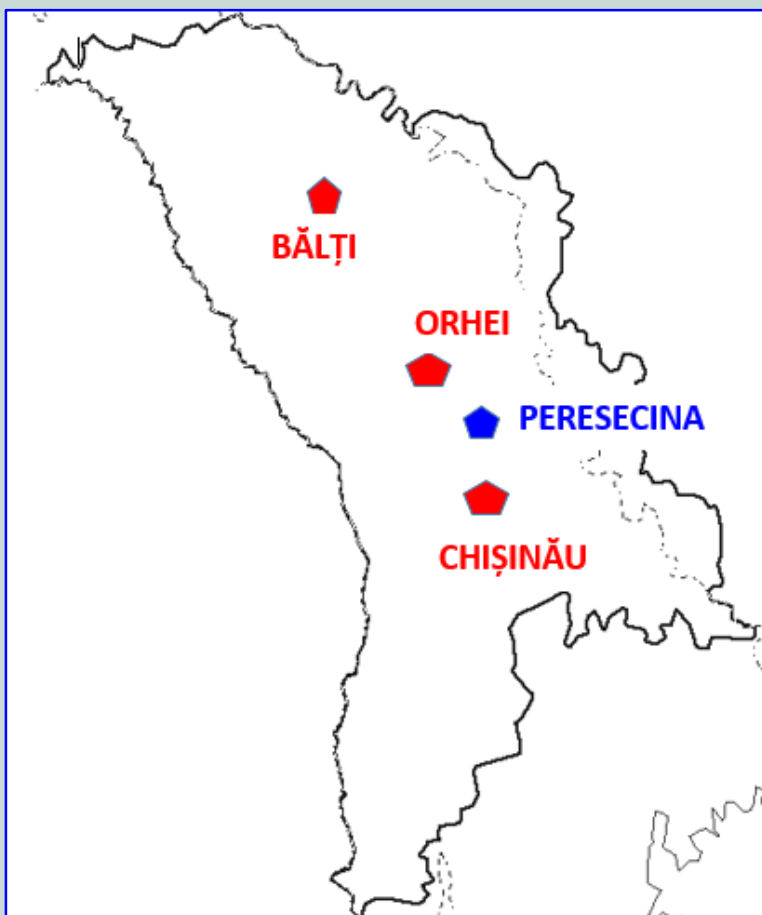
- ✓ Peresecina is strategically located in close proximity (30 km) to the capital city of Chișinău, on the most important economic and transport corridor of the country (Chișinău-Orhei - Bălți/Soroca).
- ✓ Peresecina is part of the Chișinău agglomeration, with a total population of over 1 million inhabitants, where are concentrated the most important transport, education, research, innovation and logistical facilities of the Republic of Moldova.
- ✓ In Peresecina community there is available a multiple choice of brownfield and greenfield locations for new investment projects.
- ✓ According to many independent evaluations, Peresecina Mayoralty is one of the most open, transparent and business-friendly local public administrations in the Republic of Moldova.

We are waiting for you in Peresecina!

We guarantee that you will be served above even your most optimistic expectations.

Valentina Buzu  
Mayor of Peresecina

## Peresecina Community



Peresecina community, with a population of about 8 thousand inhabitants, is located in the central part of the Republic of Moldova, at a distance of 30 km away from the capital city of Chisinau, on the main economic and logistical corridor of the country.

Peresecina is located at the convergence of three administrative districts (Orhei, Criuleni and Strășeni), acting as a micro - regional pole for an agglomeration composed of over 10 localities, with a total population of over 40 thousand inhabitants.

Within a radius of 30-35 kilometers from Peresecina, currently live an estimated 1 million people, including over 600 thousand of working age, of which about 400 thousand aged 17-45 years.

The distance from Peresecina to Chișinău International Airport is 45 kilometers. The nearest customs and border crossing point with Romania and European Union is at a distance of 100 km away from Peresecina (Leușeni).

The proximity to the capital city of Chisinau provides efficient and convenient access to all national logistical, financial and transport infrastructure, as well as to all key national vocational training-research-innovation institutions. At the same time, in the context of labor mobility (inclusively skilled labor force), the driving distance between Chisinau and Peresecina is of maximum 30-35 minutes.

According to many independent evaluations, Peresecina Mayoralty is one of the most open, transparent and business-friendly local public administrations in the Republic of Moldova.



# Available Land Sites to Accommodate New Investments

The offer of land for the location of new investment projects in Peresecina consists of three distinct land plots, which can be parceled according to the investors' needs:

## **I: Greenfield: 12 hectare**

- ✓ Located outside the community built area, at the entrance to Peresecina from Chisinau direction, near Gornoe village.
- ✓ With direct access to the Chisinau – Orhei - Soroca / Balti highway.
- ✓ It is compatible with industrial and logistical economic activities.

## **II: Greenfield: 12 hectare**

- ✓ Located outside the community built area, surrounded by agricultural land.
- ✓ Located at a distance of 200 meters from the highway Chisinau - Orhei-Soroca / Balti.
- ✓ It is especially compatible with energy investment projects (ideal for a complex of photovoltaic panels).

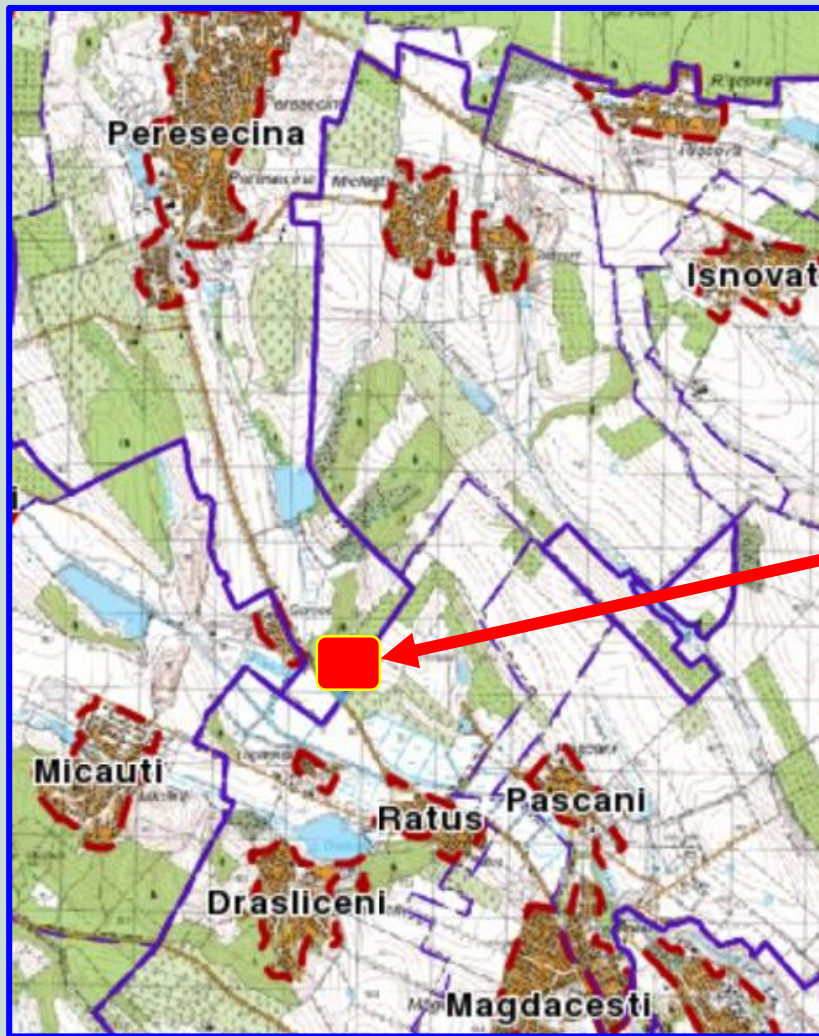
## **III: Greenfield: 8 hectare**

- ✓ Located outside the community built area, surrounded by agricultural land.
- ✓ Located in a quiet area, at a suitable distance from residential and economic areas
- ✓ There are two natural lakes in close proximity (public property)
- ✓ It is particularly compatible with leisure, tourism and recreation activities.

Both the destination and the surface of the plots of land are subject to negotiation and adjustment, in accordance with the concrete intentions of the investors and the related needs of the technological processes.

**All land proposed to potential investors  
are in public ownership of Peresecina community**

## LAND OFFER #1 FOR POTENTIAL INVESTORS:



### Land plot #1

Surface = 8 hectare

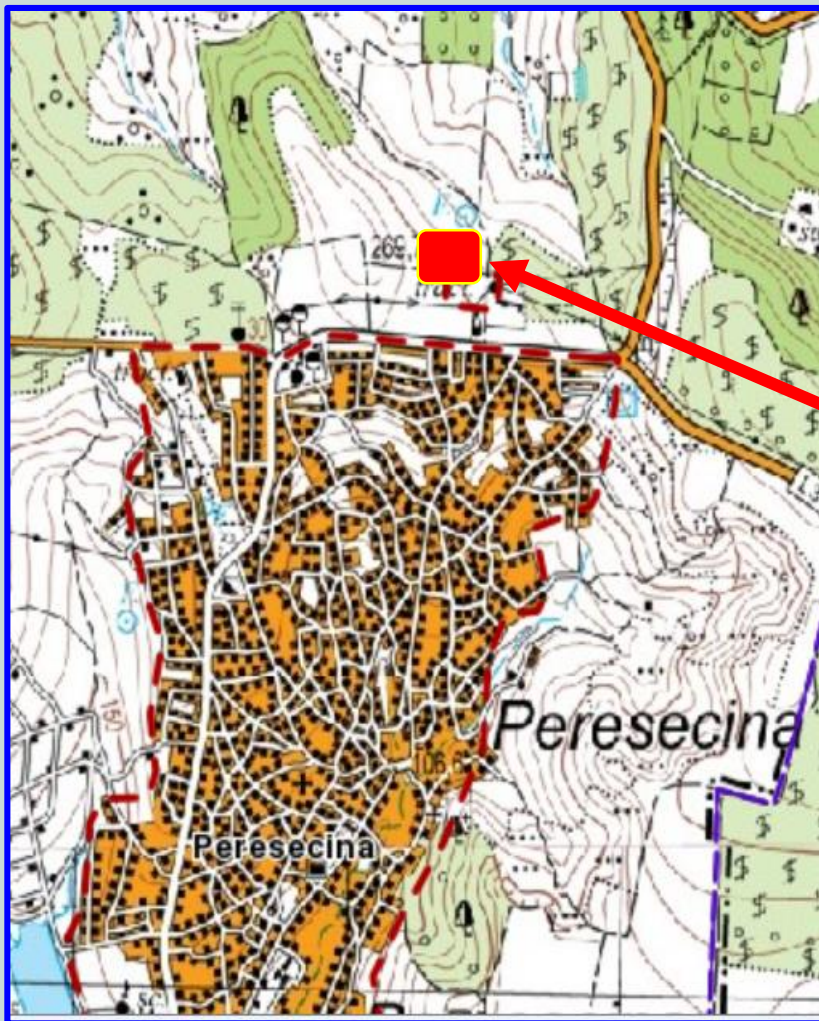
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Ideal location, with  
direct access to the  
highway Chișinău-  
Orhei-Soroca/Bălți

<b>Ownership:</b>	Local Council of Peresecina (public property)
<b>Location:</b>	Entrance to Peresecina from Chișinău on the highway Chișinău – Orhei – Bălți/Soroca
<b>Price:</b>	The mayoralty and the Local Council of Peresecina have committed to demonstrate increased flexibility, including the application of optimal rent/sale prices, which will not exceed the current cost of land lease in the Free Economic Zones and Industrial Parks of the Republic of Moldova.
<b>Water supply:</b>	Proximity to the connection point ≈ 1000 meters There is the possibility of building an autonomous artesian well
<b>Natural gas:</b>	Proximity to the connection point ≈ 1000 meters
<b>Electricity:</b>	Proximity to the connection point ≈ 50 meters
<b>Sewer supply:</b>	Not available. Will be required decentralized system (individual septic tank)
<b>Land use regulation:</b>	At the moment, it is agricultural land. At the request of the investor, the local public administration undertakes to change the destination of the land under constructions.



## LAND OFFER #2 FOR POTENTIAL INVESTORS:



### Land plot #2

Surface = 12  
hectare

.....  
Ideally located for  
a complex of  
photovoltaic  
panels.

<b>Ownership:</b>	Local Council of Peresecina (public property)
<b>Location:</b>	North part of the community (outside built area), at a distance of 200 meters from highway Chişinău – Orhei – Soroca/Bălţi
<b>Price:</b>	The mayoralty and the Local Council of Peresecina have committed to demonstrate increased flexibility, including the application of optimal rent/sale prices.
<b>Water supply:</b>	Proximity to the connection point ≈ 1000 meters
<b>Natural gas:</b>	Proximity to the connection point ≈ 1000 meters
<b>Electricity:</b>	Proximity to the connection point ≈ 1000 meters
<b>Land use regulation:</b>	At the moment, it is agricultural land. At the request of the investor, the local public administration undertakes to change the destination of the land under constructions.

## LAND OFFER #3 FOR POTENTIAL INVESTORS:

### Land Plot #3

Surface = 8  
hectare

.....  
Ideal location for  
investment  
projects related  
to tourism and  
recreation  
activities



<b>Ownership:</b>	Local Council of Peresecina (public property)
<b>Location:</b>	At the border of the community built area (perimeter of streets Constantin Negruzzi – Mihai Eminescu)
<b>Price:</b>	The mayoralty and the Local Council of Peresecina have committed to demonstrate increased flexibility, including the application of optimal rent/sale prices.
<b>Water supply:</b>	Proximity to the connection point ≈50 meters
<b>Sewer supply:</b>	Proximity to the connection point ≈100 meters
<b>Natural gas:</b>	Proximity to the connection point ≈50 meters
<b>Electricity:</b>	Proximity to the connection point ≈50 meters

## Available Buildings to Accommodate New Investments

The offer of buildings for locating new investment projects in the village of Peresecina consists of 3 distinct building complexes, which can be redesigned and re-systematized according to the specific needs of investors:

### **I: 900 m2 building in the economic zone of the community**

- ✓ Unfinished building of the former Sports Complex
- ✓ Located in the community built area (industrial part)
- ✓ Direct access to the highway Chişinău – Orhei-Soroca/Bălţi.
- ✓ At the moment it represents a big production hall
- ✓ Adjacent land plot = 0,41 hectare
- ✓ Public property of Peresecina community

### **II: 2,200 m2 building in the central part of the community**

- ✓ Located in the center of Peresecina, 200 meters away from the mayoralty
- ✓ Former administrative building of the State Agricultural Company ("Sovkhoz")
- ✓ It is compatible either for non-pollutant economic activities (for example garments, textiles, processing) or for multi-story housing or a multifunctional tourist complex.
- ✓ Private property

### **III: 2000 m2 building in central part of the community**

- ✓ Located in the central part (built area), 200 meters away from the central street
- ✓ Former building of the public bath
- ✓ It is compatible either for economic activities or touristic/recreation facility
- ✓ Private property

### **IV: Former winery**

- ✓ Located at the entrance to Peresecina (built area), with direct access to the highway Chişinău – Orhei – Bălţi/Soroca
- ✓ It is compatible either for industrial, or touristic or logistical facility
- ✓ Private property.



## OFFER #1: FORMER COMMUNITY SPORT CENTRE (UNFINISHED BUILDING)



<b>Property:</b>	Public property of Peresecina community
<b>Location:</b>	Economic (industrial) zone of Peresecina Direct access to highway Chişinău – Orhei – Soroca/Bălţi
<b>Surface:</b>	900 m2
<b>Adjacent land plot</b>	0,42 hectare
<b>Price:</b>	Subject of negotiation
<b>Public utilities:</b>	Full access to water, sewer, gas and electricity supply.

## OFFER #2: FORMER ADMINISTRATIVE BUILDING OF STATE AGRICULTURAL COMPANY ("SOVKHOZ")



<b>Property:</b>	Private property
<b>Location:</b>	Centre of the community, 200 meters away from the mayoralty <input checked="" type="checkbox"/> It is compatible either for non-pollutant economic activities (for example garments, textiles, processing) or for multi-story housing or a multifunctional tourist complex.
<b>Surface:</b>	2,200 m <sup>2</sup>
<b>Adjacent land plot</b>	0,57 hectares
<b>Price:</b>	Subject of negotiation
<b>Public utilities:</b>	Full access to water, sewer, gas and electricity supply.

### OFFER #3: FORMER BUILDING OF THE PUBLIC BATH



<b>Property:</b>	Private property
<b>Location:</b>	Centre of the community, 100 meters away from the main street and 250 meters away from the mayoralty.
<b>Surface:</b>	2000 m2
<b>Adjacent land plot</b>	0,29 hectares
<b>Price:</b>	Subject of negotiation
<b>Public utilities:</b>	Full access to water, sewer, gas and electricity supply.



## OFFER #4: FORMER WINERY



<b>Property:</b>	Private property
<b>Location:</b>	Entrance to Peresecina from Chişinău direction
<b>Surface:</b>	Complex of 6+ buildings with a total area of over 5,000 m2.
<b>Adjacent land plot</b>	4,25 hectares
<b>Price:</b>	Subject of negotiation  <u>Note:</u> Both the destination and the area of the real estate subject to negotiation and adjustment, in accordance with the concrete intentions of investors and the related needs of technological processes.
<b>Public utilities:</b>	Full access to water, sewer, gas and electricity supply.



## Available Workforce

Within a radius of 30-35 kilometers from Peresecina, currently live about 1 million people, including over 600 thousand of working age, of which about 400 thousand aged 17-45 years.

Furthermore, in Peresecina agglomeration (11 neighboring localities from Orhei, Straseneni and Criuleni districts) there are currently over 7 thousand people of working age, motivated to work, but not involved in any formal economic activities. About 4.5 thousand of them are between 17 and 45 years old, which could be relatively easily converted into low- and middle-skilled technical workers.

### Estimation of the labor force availability in Peresecina agglomeration (2021)

Indicators	Estimations	Comments
Total population in Peresecina agglomeration	≈ 30,000 people	According to the official statistics ≈40,000 inhabitants. However, according to the estimates, approximately 20% of them are currently residing permanently or temporarily abroad.
Number of working-age people currently living de facto in the agglomeration (exclusive of circular emigrants)	>17,000 people	≈ 60% of the total present population
Including: Number of people aged 17-45, living de facto in the agglomeration (without emigrants)	>12,000 people	≈39% of the total present population
Number of people officially employed	≈ 3,000 people	Employees from public and private sector, inclusively formally self-employed
Number of working-age inhabitants living de facto in Peresecina agglomeration (excluding emigrants) but not participating in any form in formal economic activities	>16,000 people	Including residents currently engaged in informal economic activities (seasonal and occasional), without social and medical guarantees, with an average remuneration of 250-300 MDL / day (€ 12-15)
<b>The existing minimum (estimated) labor reserve pool that de facto lives in Peresecina agglomeration, which is not yet involved in migration, has adequate work discipline and is motivated to work in a stable job</b>	<b>≈ 7,000 people, inclusively ≈4,500 in age of 17-45</b>	

The labor cost in Peresecina agglomeration is below the national average. In 2021, the average monthly salary was 6-6.5 thousand MDL (€350) or about 85% compared to the national average. Moreover, in the private sector, the monthly cost of unskilled and low-skilled labor is about 5 thousand

MDL (<200-250€) for full-time positions and about 250-300 MDL/day (€12-15) for seasonal and occasional positions.

Currently in Peresecina is still available a reliable pool of skilled work force with industrial experience, mostly in the following fields:

- ✓ Fruit and vegetable processing
- ✓ Wine making
- ✓ Bakery
- ✓ Metallic constructions
- ✓ Mechanical engineering and assembly
- ✓ Mushroom processing
- ✓ Light industry

#### Availability of industrial skills and experiences in Peresecina community

Industries	Specializations	
	Closed business entities	Functional business entities
Mechanical engineering	✓ Auto mechanical factory – <i>in the past more than 300 people were employed, now it does not work.</i>	✓ N/A
Agri-food processing	✓ Canning factory, circa 100 employees (in season)	
Plastic recycling	N/A	✓ "ABS" LTD- <i>over 100 employees.</i>
Greenhouse production	N/A	✓ "Cofe ALM" LTD - <i>over 30 employees.</i>
Production of double glazed windows	N/A	✓ "Contezaur" LTD – <i>over 20 employees.</i>
Grapes processing	✓ Winery – <i>in the past more than 150 people were employed, now it does not work.</i>	N/A
Cultivation, primary processing and packaging of mushrooms	N/A	"Histrios" LTD – <i>over 20 employees</i>
Light industry	N/A	✓ "Textile Contact" LTD – <i>over 15 employees.</i>

## Availability of Agricultural Raw Materials

The evaluation of the current agricultural production in Peresecina proximity (districts of Orhei, Straseni and Criuleni) reveals the availability of a significant investment potential for the development of the following agri-progressing and food industries:

- ✓ Processing fruits and vegetables
- ✓ 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, musli, etc.
- ✓ Production of sunflower oil

### The production of agri-food raw material in Peresecina proximity (Orhei, Straseni and Criuleni districts)

#	Items	Average yearly production
1	Corn	> 40,000 tons
2	Wheat	> 50 000 tons
3	Sunflower	> 60,000 tons
4	Barley	> 50,000 tons
5	Rape	> 3,000 tons
6	Green peas	> 20,000 tons
7	Fruits and strawberries	> 26,000 tons
8	Vegetables	≈ 10,000 tons
10	Grapes	≈14,000 tons
12	Milk	> 800 tons
13	Meat (beef and poultry)	≈ 12,000 tons

## Availability or related services

At a distance of 30-35 kilometers from Peresecina, in Chisinau Municipality, is concentrated over 80% of the university and vocational education institutions in the Republic of Moldova, in which about 50 thousand students study. and students, including in:

- ✓ 20 universities
- ✓ 9 centers of excellence
- ✓ 14 colleges
- ✓ 12 vocational schools

In Peresecina, there is a three-star accommodation (guesthouse) with 10 beds.

Located on the Chisinau - Orhei-Soroca / Balti route and only 30 km from Chisinau, Peresecina is crossed by over 200 regular passenger transport routes, which connect Chisinau with the localities in the Center and North of the Republic of Moldova.





## Contacts



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