



# „Business Incubatorul Alfa”

## PROJECT CONTEXT

Portofoliul oportunităților de investiții



The company was established in 2003 under the “Municipal Program for the Support of Small Businesses for 2002-2005,” with the purpose of hosting and developing newly established enterprises with growth potential into viable and profitable businesses.

The main building of S.A. Business Incubatorul Alfa, with a total area of 9,690.8 sq.m and three floors, is part of the former ALFA Television Plant complex in Chișinău, located within the perimeter of Alba Iulia and Onisifor Ghibu streets


The designated use and total area of the premises may be adjusted and will be negotiated with the investor in order to identify the most effective solutions that provide mutual benefits for both the municipality and the investor. The building is constructed from prefabricated concrete panels; the columns, floor slabs, and other structural elements are also made of precast concrete.



### Logistical aspects:

- 82 km to the EU border (Romania);
- 226 km to Giurgiuleşti port;
- Access to the national road - 2,5 km.



 Alexandrin Ciubaciuc  
 +373 22 27 36 54  
 office@invest.gov.md

### SECTOR

#### Real Estate

- **Target Group:** real estate developers, construction companies, real estate investment funds, service providers, and industrial companies
- **Regional development potential:** a rapidly expanding residential area, sustained growth in demand for new housing, and integration into local urban development plans

### INFORMAȚIE GENERALĂ

**Location** Chișinău

**Representative / Head** Andrei Timuș / Head of the Entrepreneurship Development and Investment Promotion Department

## IMPACT

<b>Local population</b>	720 000 residents
<b>Job creation</b>	Both during the rehabilitation phase and subsequently through ongoing economic activities (production, logistics, services)
<b>Economic multiplier effect:</b>	Stimulating production activities, attracting new suppliers, partners, and auxiliary services

## Project Technical Data

**Structure and height** The building is constructed from concrete panels, with each floor having a height of 7 m

**Building area** 9,691 sq.m, 3 floors (with potential for expansion)

**Estimated asset value** 1 739 000 EUR

## PROJECT SUMMARY

### PROJECT OBJECTIVE

- Conversion and modernization of an existing industrial structure into a sustainable, multifunctional space capable of meeting the logistical or production needs of a modern urban economy.

### PROJECT RELEVANCE

- The relevance of the hall's construction is highlighted by:
- Older industrial structures allow for creative layouts (open space, mezzanine), suitable for light production, innovation centers, or e-commerce warehousing
  - Utilizing the existing load-bearing structure reduces the project's carbon footprint by up to 60%;
  - The building already has utility connections and access to the urban transport network, eliminating long waiting periods for new connection permits;
  - Competitive advantage for rapid distribution, reducing transport costs and delivery time to the end consumer.
  - Access to a skilled workforce

### EXPECTED KEY OUTCOMES

- Stimulation of production activities;
- Increased efficiency in trade and logistics;
- Growth in service provision;

### ALIGNMENT WITH KEY LOCAL, REGIONAL, AND NATIONAL STRATEGIC DOCUMENTS

The project aligns with major local, regional, and national strategic documents by:

1. Diversifying the economic base and increasing the industrial sector's contribution to GDP;
2. Encouraging investment in production and storage infrastructure
3. Supporting SMEs through access to modern and affordable production spaces;
4. Promoting exports of high value-added products.

## INVESTMENT OFFER

Investment	Value, EUR
Estimated market value	1 739 000
<b>TOTAL</b>	<b>1 739 000</b>

### FORMS OF COOPERATION

Public/Private Partnership	To be determined jointly with the potential partner/investor
Privatisation	
Lease	

