



Landplot in Riscani Sector

PROJECT CONTEXT



The land in the Poșta Veche neighborhood, located at 58 Cucorilor Street, represents a prime opportunity for real estate development in the Râșcani sector, featuring a generous area of 3.29 hectares.

Situated at the intersection of Ankara Street and Iazului Street, and regulated under R6 zoning rules, the site allows for the construction of multi-family residential buildings with a Floor Area Ratio (FAR) of 2-3.

The property already has accessible utilities and includes 7 existing structures, making it ready for immediate integration into a modern urban development project.






SECTOR

Real Estate

- **Main beneficiaries:** Chișinău Municipality, future residents;
- **Target group:** real estate developers and investors interested in residential projects;
- **Regional development potential:** continued development of the Râșcani sector and the transformation of an industrial site into a residential area

GENERAL INFORMATION

Location	Chișinău, 58 Cucorilor Street
Distance to city center	6,4 km
Public transport access:	100 m

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IMPACT

Local population 720 000 citizens

Maximum housing units per Ha 300 - 450

Number of rooms 950-1050

Mandatory parking 70% of the total residences

PROJECT TECHNICAL DATA

Setback from the street 2.4 - 4.5 m, depending on street width

Area 3,25 Ha

Floor Area Ratio 2-3

Lot Frontage 60-65 %

PROJECT SUMMARY

PROJECT OBJECTIVE

- Transforming an underutilized industrial/administrative asset into a modern residential development.

PROJECT RELEVANCE

- Responds to the growing demand for housing units in the Râșcani sector, a district with 146,200 residents and well-developed social infrastructure.
- The land already benefits from complete utilities (water, sewage, gas, electricity).
- Addresses the challenge of shrinking available urban land for real estate development in Chișinău.

MAIN EXPECTED RESULTS

- Development of a significant residential volume.
- Enhancement of the aesthetic and functional appearance of Cucorilor Street.
- Creation of a balanced residential hub that facilitates rapid mobility to business areas.

ALIGNMENT WITH KEY LOCAL, REGIONAL, AND NATIONAL STRATEGIC DOCUMENTS

1. The project complies with the urban zoning regulations designated for collective housing and mixed urban development.
2. It aligns with the objective of transforming Chișinău into a regional economic hub (the city already generates 59% of the national GDP).
3. It contributes to improving citizens' quality of life by providing access to modern housing.



INVESTMENT OFFER

The price of the land will be determined through a public auction.

The land may be sold or offered for lease, including the existing buildings located on the property.

FORMS OF COOPERATION

Public-Private Partnership To be determined jointly with the potential partner/investor
Privatization

INFRASTRUCTURE

