

ARC PARC INDUSTRIAL DEJ –CLUJ



100% PRIVATE

- The main feature of **ARC PARK INDUSTRIAL DEJ** business is represented by the **entirely private ownership of both the land** -40,185(only 18 ha available) hectares and SC ARC PARK INDUSTRIAL SRL **company.**
- Landowner & General Manager of the park - **Mrs. Adriana Cristea**

ARC PARC PROPERTY

- **the land is inside the city; and was removed from agricultural use**
- **46 km from the International Airport Cluj-Napoca, on the national road DNC1, at approximately 30 km from the Industrial Platform « NOKIA », on the Urban Highway « Cluj » crossing : GILAU-JUCU-DEJ,**
- **connection with « Transilvania » Highway, in the area of the town RASCRUCI, in South connected with the passage IV Paneuropean.**

ARC PARC PROPERTY

- The size of the surfaces which will be granted and the granting price are negotiated individually**
- the value of the administrative contract, the value of the contract of granting land and the value of the contract of renting hall are considered current expenses and are fiscally deducted**
- the entire industrial park platform has construction authorizations;**
- authorizations for users that follow to build inside the park will be more easily obtained**

STRONG POINTS:

- **SC ARC PARK INDUSTRIAL SRL is the only private park from Romania, which owns the License to Supply Energy No. 771/2007 and also the License for Distribution Energy No. 772/2007, both approved by Romania's energy authority ANRE, which gives us a unique strategic position in the area on the energy/electricity market, as our prices and tariffs are below the ones on the free market.**
- **Together with Electrica, the park has made The Project of the 110/20kw Station that will offer more than 70 MW**
- **We are on the verge of obtaining the project for the station of gas measurement which will be linked to SNT TRANSGAZ MEDIAS**
- **We are in full progress of obtaining the certification ISO 9001, ISO 14001 and OH SAS 18001.**

ARGUMENTS AND FACILITIES FOR INVESTORS

- **All the constructions that will be carried out inside the industrial park:**
- **- will be exempted from tax payment on property/land and constructions;**
- **-will be exempted from tax on removing from use the agricultural land;**
- **-the goods will be amortized; the accelerated amortization refers to including in the exploitation expenses, in the first year of functioning, of an amortization of 50% of the fixed asset inflow. The investment becomes operational when the acceptance report is concluded;**
- **-qualified, diversified workforce, available in the area and low costs for employees, mainly due to economic restructuring and high unemployment rate in the area;**

ARC PARC IS THE SOLUTION

- **SC ARC PARC INDUSTRIAL SRL , has signed a partnership contract with the Technical University in Cluj Napoca, a prestigious university specialized in research an applied science, which includes specializing/ perfecting of the personnel and of the students for the future investors in the industrial park De**
- **Students will study in the University's laboratories and also inside the park. .**

GUARANTEES AND FACILITIES:

- **by law, the period for granting facilities is available on the entire period of investments, for example:**
- **Flat tax= 16%**
- **the investments made in Romania cannot be expropriated**
- **Investors are entitled to:**
 - **-transfer their entire profits abroad, under the Romanian currency exchange rates, after paying taxes, and other obligations stipulated in the Romanian legislation;(this avoids paying the VAT twice, once in Romania and once in your country)**

BESIDES WATER, GAS, POWER, INDUSTRIAL WATER WE OFFER:

- **The basic services are the following:**
- Eating hall
- Kindergarten
- Protection and securization
- Internet and tv cable
- Reception/ Secretaryship/ PR
- Medical services
- Technical support/ Park maintenace
- Salubrity

SPECIAL ASSISTANCE

Financial services

- **Postal services & courier**
- **Duty services**
- **Workforce assistance**
- **Consulting & training**

WHY US?

- Arc Parc, which is a member of APITSIAR- the national organisation of industrial parks in Romania, is always up to date regarding the facilities we can provide to investors, the European funds that we can receive, or the meetings, workshops we must attend to improve our organisation permanently
- Arc Parc is also in good relations with Dej city mayor Mr Ioan Ungur and the Ministry of Internal Administrative Reform

WEAK POINTS

- The park is far from Bucharest – 464KM (but closer to the Western Europe)
- The bureaucracy is at high level (Bureaucracy in Romania is at high levels)
- Skepticism from business fellowship regarding the abilities of a woman to run a company