

THE INDUSTRIAL AREA OF BOLINTIN-VALE





RELIEF

The Industrial Area is part of Bolintin-Vale town, in the north part of Giurgiu county, about 35 km NW of Bucharest, located on the banks of two parallel rivers (Argeş and Sabar). The relief is short, lowland, the altitude being 100 m.a.s.l .



CLIMATE

The town's climate is temperate-continentl with transition features, influenced by European atmospheric dynamics.



SUMMER

Average temperature: 22-23 °C

Highest temperature: +30 °C



WINTER

Average temperature: -2, -4 °C

Lowest temperature: -20 °C



ANNUAL

Average temperature: 10-11 °C

Point of interest	Distance	Time
Otopeni International Airport	40 km	30 min
North Station	30 km	20 min
Grădinari Train Station	12 km	10 min
Constanța Sea Port	260 km	2h 30 min
The centre of Bucharest	35 km	35 min
Heliport	Inside the industrial area	

GPS LOCATION

ZIP CODE
101190

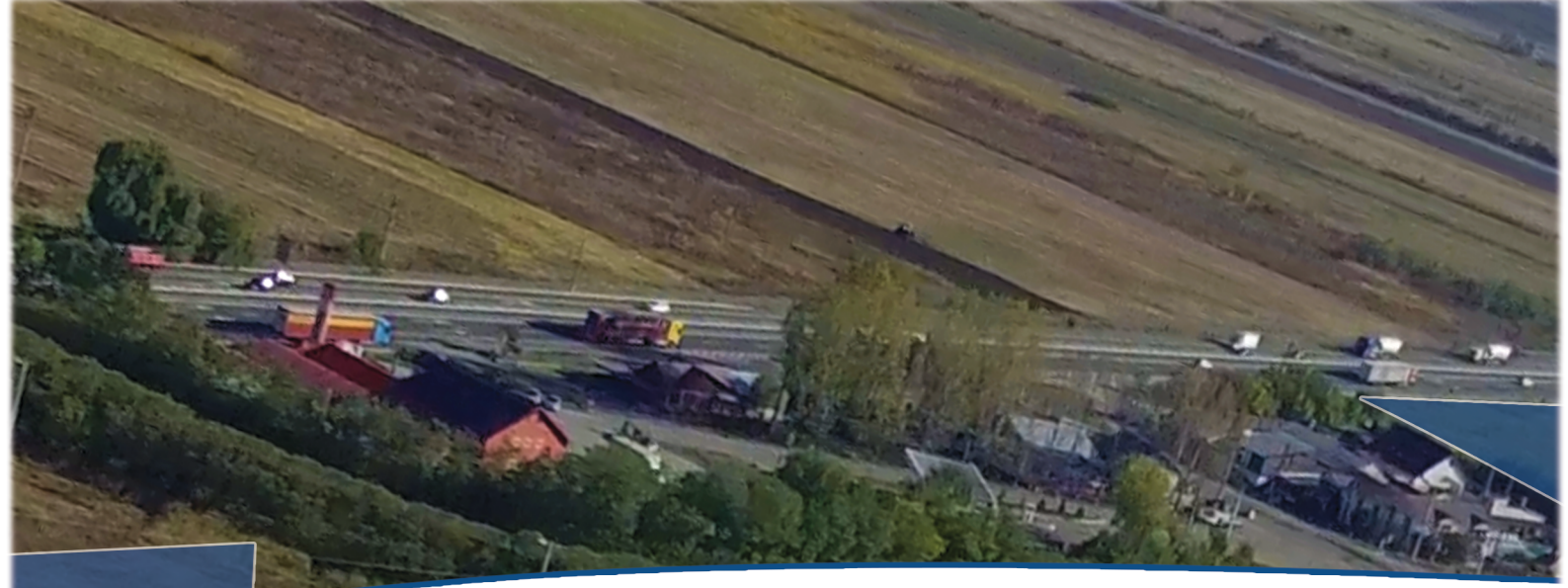
SIRUTA, GIURGIU COUNTY, ROMÂNIA
GPS COORDINATES : 44°26'50"N 25°45'26"E



The industrial area consists of two different surfaces:

Industrial area I with 257 ha.

Industrial area II with 23 ha.



DESCRIPTION OF THE AREA



The area is mainly intended for primary and secondary economic activities. The parcels are generally of large size.

The Industrial Area of Bolintin-Vale has a strategic position with easy access to the integrated transport network, the largest and most prosperous national business market, and business resources at advantageous costs.

The main functions of the area



Production, storage, distribution and manufacturing activities



Services and administration



Planted and arranged spaces



Ground, overground and underground parking lots



Agriculture

FACILITIES

ACCESS TO UTILITIES



- High, medium and low voltage electrical network;
- Public lighting;
- Telecommunications and internet;
- Natural gas network;
- Internal roads;
- The possibility of extending the water supply and sewerage networks.

ACCESS TO TRANSPORT INFRASTRUCTURE



- Direct access to A1 Highway;
- Direct access to county road DJ401A.

CONSTRUCTION AT COMPETITIVE PRICES



- A cost-effective location for business development, "greenfield" land;
- The plain area, which does not require technical complications for constructions;
- Area with long tradition of builders;
- Access to raw materials for construction (there are many gravel and concrete stations in the area).

ACCESS TO SKILLED AND UNSKILLED WORKFORCE



- The Technological High School in Bolintin-Vale forms over 1,700 students in various specializations, at the request of the business environment: real profile (mathematics-informatics and natural sciences), human profile (Philology) and technological specializations (Economic activities, Electrical Installations, Mechanical, Mechatronics, Electrical, Textile Garments);
- Access to specialists trained in university centres from Bucharest, the largest educational centre in Romania.

CONNECTIVITY TO THE BUSINESS ENVIRONMENT

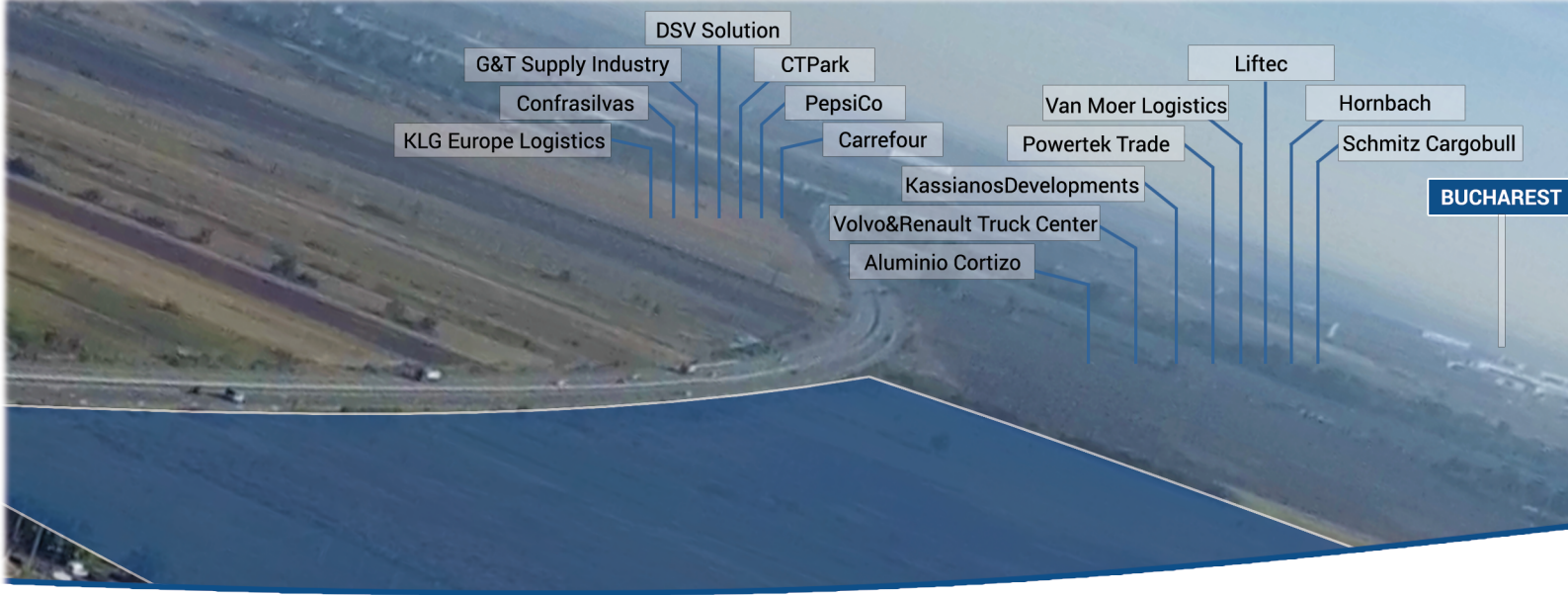


- Proximity to the industrial areas of the region;
- Proximity to the capital of Romania, where most of the employer's offices, chambers of commerce, business clubs, centralized public institutions are based;
- The offices of public institutions of interest are only 3 km from the industrial area in Bolintin-Vale;
- The main banks of Romania are present in Bolintin-Vale.

THE LOCAL AUTHORITY SUPPORTS THE INVESTORS



- Assistance for obtaining permits and approvals;
- Support for connecting to utilities and transport infrastructure;
- Facilitating access to the local and national business environment.



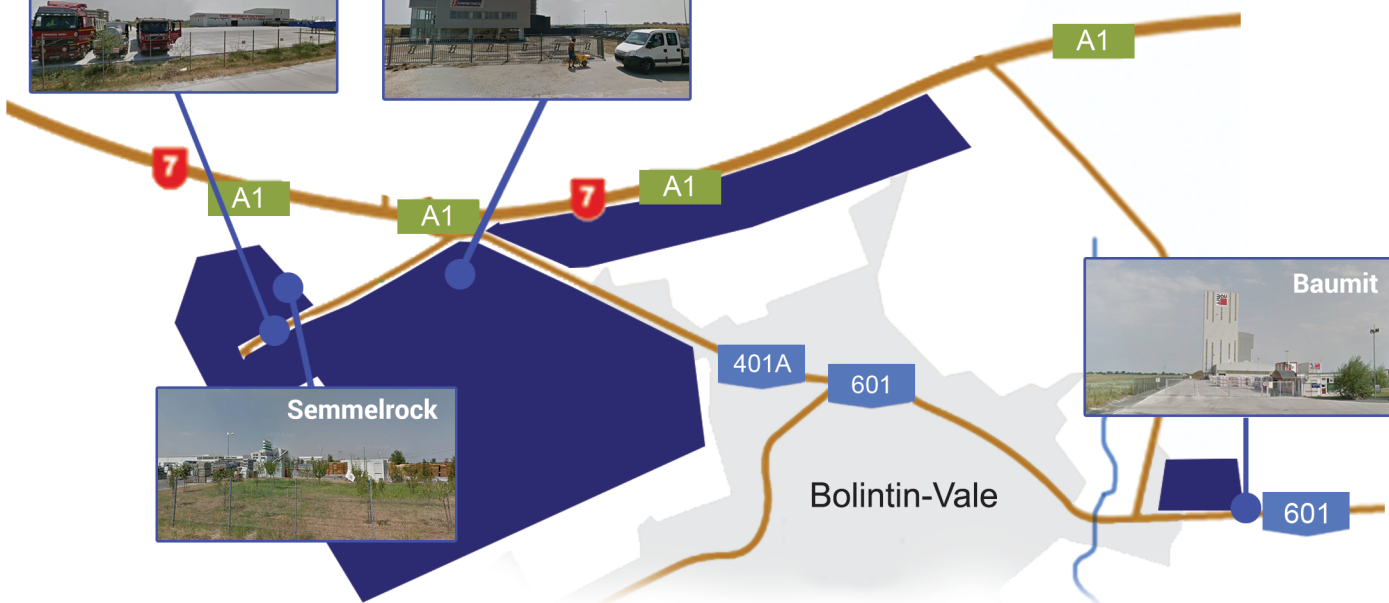
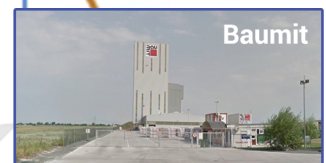
ACCEPTED ACTIVITIES

- Industrial and non-polluting production activities;
- Training;
- Transport related to production activities;
- Distribution and storage of goods and materials produced and required for production;
- Deposits of goods and materials on external platforms;
- Storage activities;
- Marketing of goods and materials produced;
- Spaces and platforms for wholesale and retail trade;
- Car sales, service stations, car vulcanization, and car wash;
- Showrooms, in specially designed constructions;
- Own office buildings and catering services for employees;
- Headquarters of companies and firms in office buildings;
- Industrial research;
- Small, medium or large-sized sales structures;
- Fuel stations;
- Vegetable farms;
- Activities for distribution and storage of goods and materials, agricultural and industrial research and certain commercial activities that do not require large areas of land;
- Maintenance and repair of agricultural machinery;
- Storage of agricultural products;
- Planted areas, ground and underground parking lots;
- Construction related to technical equipment for local service.

ACCEPTED ACTIVITIES WITH CONDITIONS

- Town management facilities strictly related to the operation of livestock farms, provided that their location complies with the specific legal provisions in force and that the area affected is strictly determined by the functional requirements.

ALREADY IN THE INDUSTRIAL AREA



PROHIBITED ACTIVITIES

- Activities with technological risk;
- Storage of toxic or polluting materials;
- Kindergartens and schools, public or general services and sports facilities;
- Dwellings, excluding work dwelling;
- Activities that degrades the natural environment and leads to the disappearance of the vegetation;
- Activities falling under the provisions of G.D. no. 804/2007 on the control of major-accident hazards involving dangerous substances;
- Animal farms.



BOLINTIN-VALE

Bolintin-Vale is the second largest town of Giurgiu county and, also, the second administrative centre of the county.

Bolintin-Vale is a town with a long history, being documented since 1433.

Bolintin-Vale is recognized as a regional educational centre and by the guild of builders masons who, in the last century, have worked for many of the world's countries (Germany, Italy, Spain, Israel, Iraq, Libya, etc.).

In recent years, the population of Bolintin-Vale is in continuous growth, being now of 14,000 inhabitants.

Given its proximity to Romania's capital city (35 km) and, at the same time, the particular geographic location, between waters and forests, residential development is growing rapidly.

RELAXATION AND REST

The town is situated between two rivers and is surrounded by forests and lots of green space, which makes it a suitable place for outdoor recreation activities.

Leisure facilities are available in town:

- Swimming pools;
- Bowling arena;
- Bars and restaurants;
- Proximity to entertainment centres: aqua park (17 km), zoo (40 km), centre with thermal waters (45 km).

There are two hotels in town that offer accommodation and facilities for conferences.



Emergency services

- Fire-brigade
- Ambulance
- The National Police
- Gendarmerie



Health services

- Bolintin-Vale Town Hospital (including maternity and pediatric department)
- Polyclinics and dispensaries
- Multi specialized private clinics



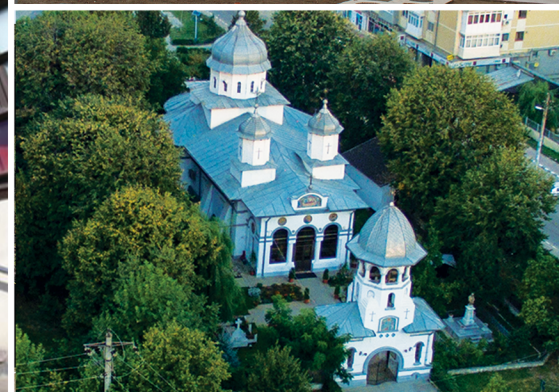
The main decentralized public services

- Public Finances (ANAF)
- Town Hall
- Treasury
- Prosecutor's Office
- Pension House
- County Employment Agency (A.J.O.F.M)
- Personal Records (S.P.C.L.E.P)
- The District Court



Education Units

- Public and private kindergartens
- Public secondary schools (1,500 students)
- "Dimitrie Bolintineanu" Technological High school (1,700 students)





Bolintin-Vale Town Hall

No 1 Libertății Street, Bolintin-Vale town, Giurgiu County, Romania,
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More information on investment opportunities in Romania can be found by accessing

<http://investromania.gov.ro/web/>



Atestat documentar din 1433