



Guvernul Republicii Moldova
Agenția Proprietății Publice



INVEST
MOLDOVA

INVESTMENT PROFILE

Corporate Overview

Company name:

State Enterprise Hotel "ZAREA"

Sector:

Hotels and similar accommodation facilities

Legal Status:

State enterprise

State representative authority:

Public Property Agency, 100%

Share capital:

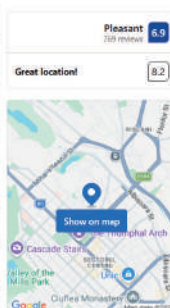
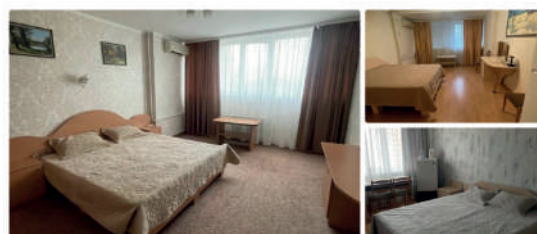
MDL 4,105,967

Zarea Hotel

Antoni Pann 4, 2005 Chisinau, Moldova - Great location - show map



We Price Match



Company profile - key highlights

S.E. Hotel "Zarea" operates in the accommodation and food service sector, serving a diversified customer base that includes tourists, teaching staff, local and international students, as well as participants in conferences, seminars, sports competitions and educational events held in Chisinau.

The hotel benefits from a central location in the capital city, close to key public institutions, cultural and historical landmarks, and higher education institutions. In addition to its core accommodation activity, the company generates complementary revenue by leasing available premises to economic operators.

The quality of services is reflected in positive online customer feedback, with cleanliness, location and staff hospitality being among the aspects rated favourably on Booking.com.

Main investment advantage

The property's central location, close to the main economic, administrative and educational areas of Chisinau, together with developed urban infrastructure and easy access to transport networks, creates favourable premises for the asset to be used for various commercial purposes. Depending on the investor's vision and strategy, the property may be repositioned for hotel, administrative, office, retail or mixed-use functions.

- Located in **central Chisinau**, at 4 Anton Pann Street, **12 floors**
- Within **walking distance** of **Cathedral Park, the Triumphal Arch and the Great National Assembly Square**.
- Close to ASEM, the **"A.S. Pushkin" Museum, the National Bank of Moldova** and the main central public administration institutions.
- Easy access to **Chisinau International Airport**, approximately 14-15 km away.
- Land plot of approximately 0.31 ha and built area of approximately 6,500 sq. m.

Key Markets



12

floor building

1,135.3 sq. m

ground footprint

6,123.7 sq. m

total used area

0.3111 ha.

land plot area



Accommodation and service capacity

Activity	Number/ capacity
Accommodation - total rooms	137 rooms
Luxury rooms	3 rooms
Semi-luxury rooms	29 rooms
Standard triple rooms	42 rooms
Standard double rooms	62 rooms
Apartment	1
Conference facilities - conference room	up to 30 seats
Food services - cafe	up to 50 seats
Employees	18 persons

Strengths of the enterprise

- Central location in Chisinau, close to key public institutions, educational centres and cultural landmarks.
- Functional infrastructure and continuous operational activity.
- Accommodation capacity of 137 rooms, complemented by a conference room and cafe.
- Diversified customer base and steady visitor flow.
- Long-standing experience in the hotel services market.
- Complementary income generated from leasing available premises.

Opportunities for investors

- Capitalising on the central location for commercial, administrative, hotel, residential or mixed-use activities.
- Expansion of services dedicated to the corporate, educational and tourism segments.
- Potential to benefit from the positive development of tourism and related services in Chisinau.

Partner sought

The Government is seeking a strategic partner capable of unlocking the potential of a centrally located property in Chisinau, in an area with easy access to public institutions, cultural landmarks and higher education institutions. Attracting a private investor is intended to support the modernisation of the infrastructure, strengthen

competitiveness and ensure a more efficient use of the existing public asset, for the benefit of the economy and the local community.

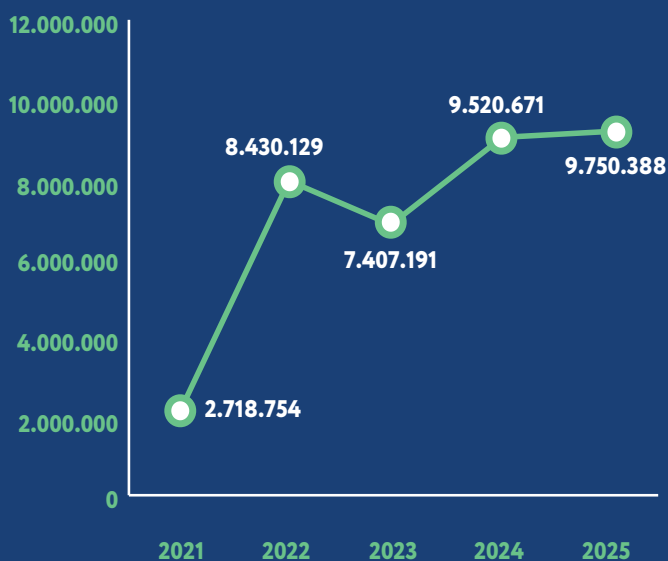




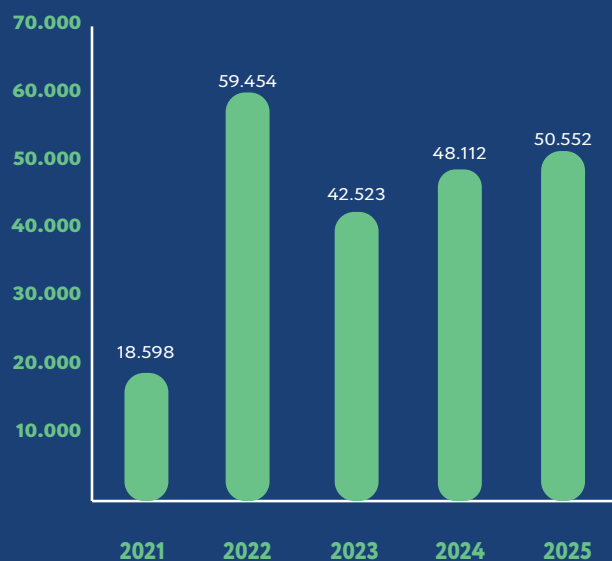
Financial performance

The company has maintained a broadly stable financial performance, as reflected in the evolution of turnover and operating activity

Business Turnover (MDL)



Evolution of hotel activity, Total overnight stays



Contacts



Invest Moldova Agency
www.invest.gov.md



Public Property Agency
www.app.gov.md



Hotel "ZAREA"
Anton Pann 4, Chisinau,
Moldova, 2005