

MOLDOVA HITECH PARK

A BREAKTHROUGH FOR THE REGION



Location: Stăuceni, Chişinău Municipality
MASTERPLAN

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OVERVIEW

MOLDOVA HITECH PARK

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AN INNOVATION CAMPUS
not just an office park
ONE ARCHITECTURE GUIDE
keeps every building on brand



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MASTERPLAN

MOLDOVA HITECH
PARK

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Total site area

500.000 SQM

Built footprint

126.189 SQM

Gross built area

627.665 SQM

Height regime

GF+4 TO GF+11

Ground Floor + 4 floors
TO Ground Floor + 11
floors



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INTEGRATED SUSTAINABILITY, NOT A CERTIFICATE CHASE

Water-sensitive landscape

Rainwater retained and reused through permeable landscape design and retention ponds.

Green infrastructure

Central park, tree-lined streets and recreation zones on protected corridors

Energy performance

Energy-efficient buildings with photovoltaics on multi-storey parking structures.

Acoustic zoning

Production and logistics placed as a noise barrier towards perimeter sources.

Selective waste collection

District-wide circular waste management from day one.



4 ITERATIONS

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ITERATIONS: TOWARDS
MIXED-USE DISTRICTS
AND VERTICAL URBAN
DEVELOPMENT

Height regime correlated with neighboring functions.
Densification is possible — preferably in height, so that ground coverage allows 40% green space.
Favorable positions identified for height accents (landmark towers)



Sector 1 & Sector 2 — Education, campus — housing, hotel, offices, health



Sector 3 — startup & incubation quarter around a shared amphitheatre

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CURVED WATERFRONT PERSPECTIVE

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BUILT AS A PLACE PEOPLE CHOOSE

Central park, tree-lined streets
and recreation zones on
protected corridors.



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A LIVING PLACE

Not just a 9-5 working place,
but also accomodation
without a classic residential
style development

INTERNATIONAL CAMPUS

Potential for an urban
mobility corridor for students



Sector 5 — Business & IT Offices, Retail & Food & Beverage, Hospitality & Short-Stay Accommodation, Parking Structures, Conference & Event Venue



Sector 6 — med-tech, education and clean hi-tech production

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PIONEERING HEALTH AND TECHNOLOGY

Advancing the future of care

THE BLUE-GREEN SPINE

Retention lakes and
promenades that manage
stormwater and shape the
public realm.



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FUNCTIONAL DIVERSITY

Towards mixed-use districts



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THE PROMENADE

Follows with the water, benches
turn toward the view, and every
path this wide is built for people
who walk, not pass through.

