

CHINA-EUROPE INDUSTRIAL INNOVATION CENTER PROJECT

中欧产业创新中心项目



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中欧产业创新中心 China Europe
Industrial
Innovation Center

CONTENTS

01

LOCATION
INTRODUCTION
区位介绍

02

PROJECT
OVERVIEW
项目概况

03

PROJECT
FEATURES
项目特色

04

OPERATIONAL
SERVICES
运营服务

East of the Qiantang River where the first ray of sunshine rises in Hangzhou

大江东，杭州第一缕阳光升起的地方

“世界 500 强”项目 28 个、“中国 500 强”项目 15 个、“民营 500 强”项目 20 个；长安福特、费列罗、西子航空、广乘汽车、吉利新能源……

这些企业，每一个都堪称行业龙头，大企业引领大发展，在这些奔跑中的“火车头”带动下，大江东汽车产业、航空航天、新材料、生物医药等产业渐成气候。

未来的大江东将会是一座产业新城。

28 "World Top 500" projects, 15 "China Top 500" projects and 20 "Private Top 500" projects; eg. Chang'an Ford, Ferrero, Xizi Aviation, Guangcheng Automobile, Geely New Energy……

Each of these enterprises can be called the industry leader. Large enterprises lead the development. Driven by these running "locomotives", the automobile industry, aerospace, new materials, Biological medicine and other industries in Qiantang District have gradually become the climate.

The future of Qiantang District will be a new industrial city.

QianTang District -- A strong Economic zone in China

钱塘区——中国经济强区

钱塘区，是浙江省、杭州市全面落实长三角一体化发展、推进大湾区建设、拥江发展、新制造业计划的重要平台。世界 500 强投资项目 75 个，规上工业企业 672 家，国家高新技术企业 802 家。（数据来源截止至 2022 年 1 月）

Qiantang District is an important platform for Zhejiang Province and Hangzhou City to implement the integrated development plan, promote the construction of Qiantang District, support the Qiantang river area development and new manufacturing industry.

75 of the world's top 500 investment projects, 672 enterprises above designated size, and 802 national new technology enterprises.



规划控制面积

531.7

平方千米
Square kilometers



地区生产总值

1218

亿元
Billion yuan



规模以上工业
生产总值

3169

亿元
Billion yuan



财政总收入

240

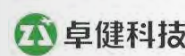
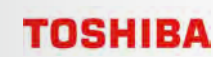
亿元
Billion yuan



常住人口

106

万
Million yuan



Universities clusters

Help area development

名校集群 助力发展



杭州电子科技大学
HANGZHOU DIANZI UNIVERSITY



中国计量大学
CHINA JILIANG UNIVERSITY



浙江理工大学
ZHEJIANG SCL-TECH UNIVERSITY



浙江工商大学
ZHEJIANG GONGSHANG UNIVERSITY



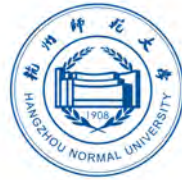
杭州水利水电大学
ZHENGJIANG UNIVERSITY OF
WATER RESOURCES
AND ELECTRIC POWER



浙江金融职业学院
ZHEJIANG FINANCIAL UNIVERSITY



杭州音乐技术学院
HANGZHOU VOCATIONAL & TECHNICAL
OF COLLEGE



杭州师范大学
HANGZHOU NORMAL UNIVERSITY



浙江经贸职业技术学院
ZHEJIANG ECONOMIC & TRADE POLYTECHNIC



浙江传媒学院
COMMUNICATION UNIVERSITY OF ZHEJIANG



浙江财经大学
ZHEJIANG UNIVERSITY OF FINANCE
& ECONOMICS



浙江育英职业技术学院
ZHEJIANG YUYING COLLEGE OF
VOCATIONAL TECHNOLOGY



浙江职业技术学院
ZHEJIANG TECHNICAL INSTITUTE
OF ECONOMICS



浙江警察学院
ZHEJIANG POLICE COLLEGE

Regional supporting facilities

区域配套



龙湖天街
Longhu Paradise Street



邵逸夫医院下沙院区
Sir Run Run Shaw Hospital Xiasha Hospital Area

3 家综合性公立医院(邵逸夫医院为国内首家通过 JIC 认证的公立医院)。

3 comprehensive public hospitals (Sir Run Run Shaw Hospital is the first public hospital in China which has passed JIC certification).

希尔顿、英冠温德姆、龙湖天街、宝龙城市广场、银泰城等一批商业配套设施。

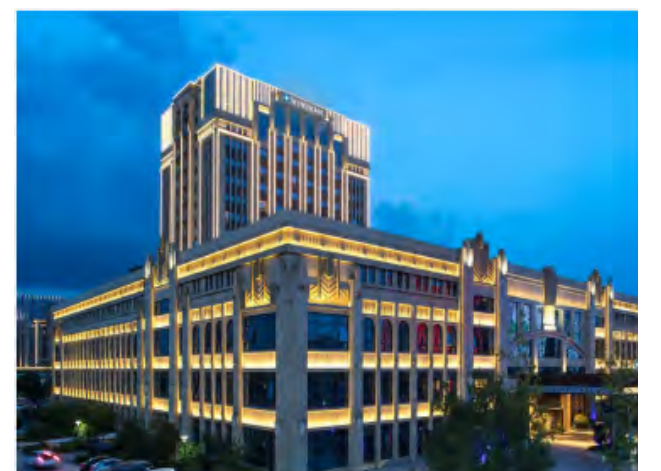
Hilton, Yingguan Windham, Longhu Paradise Street, Baolong City Square, Yintai City other commercial supporting facilities.



杭州市第九人民医院
Hangzhou Ninth People's Hospital



金沙湖实景
JINSHAHU LOCATION SHOOT



英冠温德姆
Championship Wyndham

区域配套

大型公服 Large Public Service



青少年宮
The Youth Palace



图书馆
Library



科技馆
Science and Technology Museum



规划展览
Planning Exhibition



东沙湖服务中心
Dongshahu Service Center



文化艺术中心
Culture and Art Center

区域交通

飞机 Airport



距杭州萧山国际机场10km 15 分钟车程抵达
10 km and 15 minutes from Hangzhou Xiaoshan
International Airport

高铁 High-speed trains



Qiantang High speed Railway Station: 40 minutes to Shanghai

地铁 Subways



7 号线、8 号线 2 条地铁线全线通车直达杭州西湖

Line 7 and Line 8, 2 Metro Lines Open to Hangzhou West Lake

高速 Expressway



4 条高速公路与高铁形成长三角城市一小时交通圈



Project Overview

项目概况



2021 年 7 月 15 日中欧产业创新中心项目在杭州市、钱塘区及意大利马尔凯大区各级领导的见证下正式签约，项目落地大江东智慧谷。

On July 15 of 2021, Under the the witness of Hangzhou Qiantang government & Marche Region of Italy government, the China-Europe Industrial Innovation Center project was officially located in the Great Jiangdong Smart Valley.



The Hive 孵化器 总裁



米兰华夏集团董事长 周小燕



马尔凯大区 代表



欧洲会场

Project Introduction

项目简介



位于大江东智慧谷

Located in the Smart valley in the east of the Qiantang River

由米兰华夏集团 (SIDA) 负责打造。
It is created by Milan Huaxia Group (SIDA).

集意大利 The Hive 孵化器、知识产权运营转化中心、国际人才引进服务中心、上市企业加速器等于一体的平台。

It is a platform integrating The Hive Incubator, the Intellectual Property Operation and Transformation Center, the International Talent Introduction Service Center, and the listed enterprise accelerator.

聚焦钱塘区重点发展产业，积极引进欧洲优势产业项目，为中国企业打开国际市场提供服务。

Focus on the key industries in Qiantang District, actively introduce European advantageous industrial projects, and provide services for Chinese enterprises to open the international market.

推动企业转型升级，为入园的企业提供一站式服务

Promote the transformation and upgrading of enterprises and provide one-stop service for enterprises in the park

载体

Carrier

数字园区

Digital Park

基础

Basics

智慧管理

Smart management

主线

Thread

运营服务

Operational Services

目标

Target

打造完整的产业生态

Create a complete industrial ecology

Project Orientation

项目定位



以“全球产业资源、产业资本、先进技术”为先导

Guided by "global industrial resources, industrial capital and advanced technology"



助推科技型公司
加速成长与上市

Boosting the growth and listing
of technology companies



成为拟上市公司总部、
外地上市公司杭州新产业总部

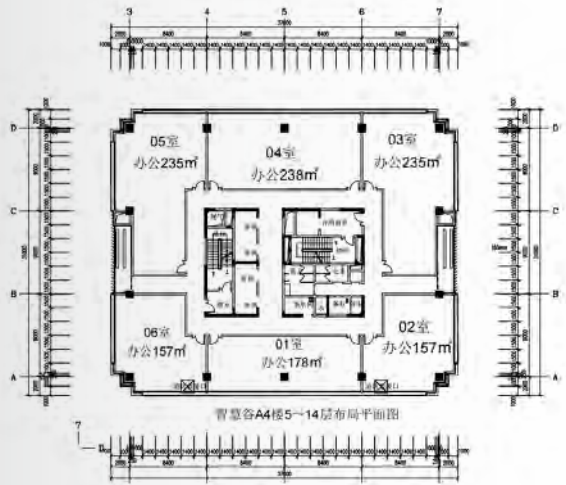
To become the headquarters of the
company to be listed and the Hangzhou
New Industry Headquarters of
a foreign listed company

Project overview

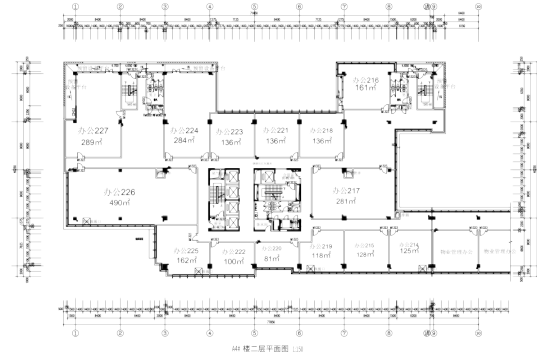
项目总览

楼宇参数 Building parameters			
地址 Address	大江东智慧谷 Great Jiangdong Smart Valley	建筑面积 Built-up area	19000m ² 1900 square meter
商业面积 Commercial area	1300m ² 1300 square meter	单层办公面积 Single floor office area	1200m ² (可分割) 1200 square meter(divisible)
总层数 Total number of floors	14层 14th floor	电梯数量 Number of elevators	4部客梯、1部货梯 4 passenger elevators / 1 cargo elevator
停车位 Parking space	配地下停车库、充电桩 Underground parking garage, charging piles	办公室 Office	毛坯/精装+VRV中央空调 Blank/hardbound+VRV central air conditioner
一楼大厅 Entrance lobby	300m ² 300 square meter	外立面 Facade	玻璃幕墙 Glass screen wall
门禁系统 Access control system	道闸刷脸通行 Road gate brushing for passage	访客管理系统 Visitor management system	智能访客管理系统 Intelligent visitor management system
消防系统 Fire fighting system	消防报警系统、消防栓系统、自动喷淋系统、防排烟系统、应集照明和安全疏散指示灯 Fire alarm system, fire hydrant system, automatic sprinkler system, smoke control system, emergency lighting and safe evacuation indicator		

5-14F 平面图
5-14F Plan figure



2-3F 平面图
2-3F Plan figure



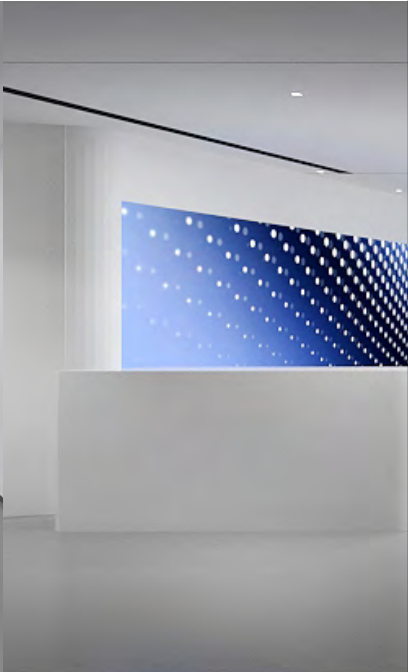
- ✔ 可打通
Can get through
- ✔ 可分割
Divisible
- ✔ 视野开阔
Wide vision
- ✔ 得房率高
High room acquisition rate
- ✔ 空间布局合理
Reasonable space layout

Office Environment

办公环境

低密花园式办公
开启“有氧”办公时代

Low density garden office
Opening the era of "aerobic" office



Office Environment

办公环境



项目内设有独立办公室、多功能展厅、会议接待中心、金融服务中心，项目管理中心、休闲区，为入驻企业提供办公、会议、展示、洽谈、休憩等空间，满足商务办公需要。

There are independent offices, multi-functional exhibition halls, conference reception centers, financial service centers, project management centers, and leisure areas in the project to provide enterprises with offices, meetings, exhibitions, negotiations, and rest spaces to meet the needs of multi task office.



Office Environment

办公环境



效果图仅供参考

效果图仅供参考

独立定制办公空间，更享私密与舒适

Customize the office space independently, and enjoy more privacy and comfort

Office Environment

办公环境



效果图仅供参考



效果图仅供参考



效果图仅供参考



效果图仅供参考



效果图仅供参考

Office Environment

办公环境

会议接待区域

Meeting reception area



效果图仅供参考



效果图仅供参考



效果图仅供参考

Connect with International channels

对接国际渠道



欧洲企业引进来

Introduced from European Enterprises

配合钱塘区产业和人才政策，结合海外的研发、资源等优势，招引具有核心技术的优秀企业和人才，落地钱塘区。链接欧洲前沿技术，引进海外高层次人才。

Cooperate with Qiantang District's industrial and talent policies, and combine overseas R&D, resources and other advantages to attract outstanding enterprises and talents with core technologies to settle in Qiantang District. Linking European cutting-edge technologies and introducing high-level overseas talents.

中国企业走出去

Chinese enterprises go abroad

企业通过“走出去”并购国外企业，引进外资搭载的先进技术、经营理念、管理经验和市场机会，带动中国企业嵌入全球产业链、价值链、创新链。

Through "going out", enterprises have acquired foreign enterprises, introduced advanced technology, business philosophy, management experience and market opportunities carried by foreign capital, and driven Chinese enterprises to embed into the global industrial chain, value chain and innovation chain.

The Hive 孵化器

The Hive incubator

The Hive 孵化器，中欧产业创新中心在海外合作的世界十大孵化器之一。

是意大利经济发展部官方认证孵化器企业，与欧洲各国高校建立合作关系，与喀麦隆大学 - Unicam、罗马三大工程系、马尔凯理工大学等高校签署了合作协议，拥有强大学术资源、专家团队以及新兴技术储备通道。

The Industrial Innovation Centers of Central Europe is one of the top ten incubators in the world where cooperate overseas.

It is an incubator enterprise officially certified by the Ministry of Economic Development of Italy. It has established cooperation relations with universities in Europe, signed cooperation agreements with the University of Cameroon - Unicam, three major engineering departments in Rome, and Marche University of Technology. It has strong academic resources, expert teams and new technology reserve channels.



多方战略合作伙伴

Multi strategic partners

▶ 三星电子意大利
Samsung Electronics Italy

▶ 谷歌云计划
Google Cloud Program



▶ NITEM (保加利亚)
NITEM (Bulgaria)

▶ FASTER CAPITAL (迪拜)
FASTER CAPITAL (Dubai)

▶ “中意创业创新伙伴联盟”
"Sino Italian Entrepreneurship and Innovation Partnership Alliance"

★ 2015年获得由TUVItalia颁发的全球认可的TUV认证资格
In 2015, it obtained the globally recognized TUV certification qualification issued by TUV ITALIA.



★ 2015年被UBI GLOBAL评为“10大全球高校合作企业孵化器”
In 2015, it was rated as "Top 10 Global University Cooperative Business Incubators" by UBI GLOBAL.

Connect with International channels

对接国际渠道



两大海外办事处——马尔凯大区办事处、米兰市办事处 为园区企业转型升级提供国际化助力

Two overseas offices-office in Marche and office in Milano
Provide international support for the transformation and upgrading of enterprises in the park.



海外办事处三大功能：搭建平台 收集信息 宣传推广

Three functions of Overseas Offices: building a platform to collect information for publicity and promotion

依托钱塘区现有产业基础和发展规划，积极争取世界范围内的创新资源，使国际高端技术和人才资源加速在钱塘区集聚。

Relying on the existing industrial foundation and development plan of Qiantang District, we will actively strive for innovative resources around the world to accelerate the gathering of international high-end technology and human resources in Qiantang District.

Launch Accelerator Systematic solution

上市加速器 系统化解决方案

“中欧产业创新中心”为入驻企业提供一站式、个性化“加速服务”。同时作为强大的资源整合器，能够在企业、政府和平台发展过程之中实现强大的资源整合作用，助力各方解决发展痛点，打破发展瓶颈，实现加快发展。

The "China Europe Industrial Innovation Center" provides one-stop, personalized "accelerated services" for settled enterprises. At the same time, as a powerful resource integrator, it can realize a powerful role of resource integration in the development process of enterprises, governments and platforms, help all parties solve the development pain points, break the development bottleneck, and accelerate development.



All field empowerment

上市加速器实现全领域赋能



技术赋能 Technology enabling

嫁接欧洲前沿技术，助力企业数字化转型升级，提升企业核心竞争力。
Graft European cutting-edge technologies to help enterprises transform and upgrade digitally and enhance their core competitiveness.

资金赋能 Capital enabling

通过产业赋能基金，以战略股东身份推动企业规范发展及持续的战略和资本升级。
Through the Industrial Empowerment Fund, promote the standardized development and sustainable strategic and capital upgrading of enterprises as strategic shareholders.

政策性直投基金 Policy based direct investment	合作投资机构 Cooperative investment institutions		
由钱塘区发起设立、区属国有持牌管理机构管理，分别为生物医药直投基金、创新成长性基金和平移基金，基金规模达 20 亿元以上。 The Qiantang District initiated the establishment of a state-owned licensed administrative agency and the district's state-owned licensed administrative agency to manage, respectively, the direct investment base, the innovation base and the translation base, with the scale of the base reaching more than 2 billion yuan.	浙商创投 Zheshang Venture Capital	联创投资 Lianchuang Investment	杭州城投 Hangzhou City Investment
其中生物医药基金成果 Among them, achievements in pharmaceutical base	中睿担保 Zhongrui Guarantee	中圆投资 Zhongyuan Investment	中科院产业基金 Industrial Fund of Chinese Academy of Sciences
	立元创投 Liyuan Venture Capital	美好资本 Beautiful Capital	赛伯乐投资 Sable Investment

6.5 亿元
Billion yuan
近 3 年已投资
Invested in recent 3 years

30⁺ 亿元
Billion yuan
带动社会资本投入
Drive social capital investment

9 家
Billion yuan
已投的 16 个项目获评
杭州市独角兽
16 items were rated as Hangzhou
Approved Independent Animals

订单赋能 Order enabling

联同国内龙头企业、上市公司，为企业提供关键产业资源对接。
Cooperate with domestic leading enterprises and listed companies to provide enterprises with access to key industrial resources.

Smart Park

智慧园区



打造智慧园区,覆盖智能系统,智能安防系统、自助访客系统、线上缴费系统、人脸识别系统等,实现商务、办公、会客从容与便捷。

Build a smart park, covering intelligent systems, intelligent security systems, self-service visitor systems, online payment systems, face recognition systems, etc., to achieve business, office and guest reception with ease and convenience.



Service content

服务内容

初创期 Initial stage

01

- ① 工商注册 / 变更 / 注销、代理记账;
Industrial and commercial registration/change/cancellation, agency bookkeeping;
- ② 银企对接: 抵押、贷款业务;
Bank enterprise connection: mortgage and loan business;
- ③ 金融服务: 银企对接、天使投资;
Financial services: bank enterprise connection and angel investment;
- ④ 政策申报服务: 大学生创业资助资金项目等;
Policy application services: college students' entrepreneurship funding projects;

成长期 Growth period

02

- ① 公司管理咨询: 搭建企业组织架构、明确核心业务方向;
Corporate management consulting: set up the enterprise organizational structure and define the core business direction;
- ② 人力资源服务: 薪酬体系规划、管理层猎聘、公司组织架构优化;
Human resources services: salary system planning, management recruitment, optimization of the company's organizational structure;
- ③ 政策申报服务: 国家高新技术企业认定等;
Policy application services: recognition of national high-tech enterprises;
- ④ 宣传与推广服务: 项目策划、市场推广;
Publicity and promotion services: project planning and marketing;
- ⑤ 创业辅导: 创业导师一对一咨询辅导;
Entrepreneurship counseling: one-to-one counseling and counseling of entrepreneurship tutors;
- ⑥ 金融服务: 银企服务、基金对接、风险投资;
Financial services: bank enterprise services, fund docking, venture capital;

加速期 Acceleration period

03

- ① 公司管理咨询: 完善业务结构、提升核心竞争力、开拓市场;
Corporate management consulting: improve business structure, enhance core competitiveness and expand market;
- ② 人力资源服务: 高端人才猎聘、薪酬结构优化;
Human resources service: hunting and hiring high-end talents, optimizing the salary structure;
- ③ 政策申报服务: 杭州市院士专家工作站等;
Policy application service: Hangzhou academician expert workstation, etc.;
- ④ 宣传与推广服务: 项目策划、市场推广;
Publicity and promotion services: project planning and marketing;
- ⑤ 企业培训: 各类主题培训;
Enterprise training: various theme trainings;
- ⑥ 金融服务: 资本对接;
Financial services: capital docking;
- ⑦ 技术服务: 技术帮扶、成果落地转化;
Technical services: technical assistance and achievement implementation and transformation;
- ⑧ 法务咨询: 提供各类优质律所律师资源;
Legal consulting: provide various high-quality lawyer resources of law firms;

成熟期 Mature period

04

- ① 公司管理咨询: 完善管理制度、成本控制、企业转型指导;
Corporate management consulting: improve management system, cost control, and guide enterprise transformation;
- ② 资源拓展: 政府资源对接;
Resource expansion: docking of government resources;
- ③ 税务筹划;
Tax planning;
- ④ 金融服务: 资本对接;
Financial services: capital docking;
- ⑤ 企业上市一体化服务: 第三方中介, 券商服务, 律师服务, 会计师服务;
Integrated services for enterprise listing: third-party intermediary, brokerage services, lawyer services, accountant services;

Potential tenants

招商对象



Investment invitation process

招商流程



Policy enabling (partial)

政策赋能（部分）



Policy enabling

政策赋能

按照“凤凰、头雁、雨燕、雏鹰、俊鸟”五类企业给予扶持，力度达到三年百亿元。

The five types of enterprises "Phoenix,Head Goose,Swift,Young Eagle and Handsome Bird"will get support, and the investment will reach 10 billion yuan in three years.

凤凰计划

Phoenix

推进企业上市和并购重组，充分发挥多层次资本市场作用

Promote the listing, merger and reorganization of enterprises, and give full play to the role of multi-level capital market.

头雁计划

Head Goose

发挥领军企业在关键技术和核心领域的引领、集聚、支撑示范作用

Give play to the leading, gathering and supporting role of leading enterprises in key technologies and core fields

雨燕计划

Swift

加快成长型企业实现跨越式发展，进一步提升核心竞争力

Accelerate the leapfrog development of growing enterprises and further enhance their core competitiveness

雏鹰计划

Young Eagle

鼓励高成长型科技企业快速发展，提升科技创新支撑作用

Encourage the rapid development of high-growth scientific and technological enterprises and enhance the supporting role of scientific and technological innovation

俊鸟计划

Handsome

扶持新引进企业快速发展，支持做大规模、研发创新、加大投入

Supporting the rapid development of newly introduced enterprises, supporting large-scale R&D innovation and increasing investment

围绕打造全省产才融合示范高地，全面推动构建“以产聚才、以才兴产、产才互融”的产业和人才深度融合发展格局，先后出台“钱塘人才 21 条”、“人才新政 25 条”等人才政策。

Focusing on building a demonstration highland for the integration of industry and talents, in the whole province we will comprehensively promote the construction of a deep integration development pattern of industry and talents with "gathering talents with industry ,developing industry with talents and integratingtalents with industries ", we have successively issued talent policies such as 21 policies for talents in Qiantang and "25 new policys for talents" .

领军人才

Leading talents

自主申报入选市级以上领军人才的，最高可享受各级配套奖励 420 万元。

If you independently declare for being selected as a leader at or above the municipal level, you may enjoy a supporting award of 4.2 million yuan at all levels.

人才创业

Talent entrepreneurship

· 评审资助：最高 1000 万元项目启动支持和研发资助

Review support: up to 10 million yuan project start-up support and R&D support

· 租金补贴：最高 1000 平方米场地 3 年租金支持

Rent subsidy: up to 1000 square meters of space for 3 years rental support

· 贷款贴息：最高 1000 万元贷款额度

Loan discount: up to 10 million yuan loan line

· 创业发展资助：最高 1000 万元

Venture development support: up to 10 million yuan

差异化购房

Differentiated house purchase

经钱塘区认定的区级人才 QA — QH 类，在钱塘区范围内购房可参照杭州市高层次人才享受优先购房摇号政策。

QA-QH class of regional talents identified by QianTang District can be purchased within QianTang District according to the rocker policy of preferential purchase for high-level talents in Hangzhou City.

安居补贴

Subsidy for comfortable living

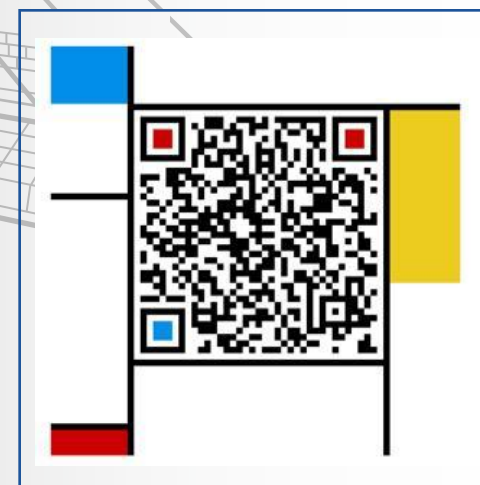
经钱塘区认定的市级人才 A 类—E 类，区级人才 QA 类—QG 类，在钱塘区购房及租房的补贴政策。（具体一事一议）

The subsidy policies for purchasing and renting houses in QianTang District are identified as Category A - E, QA - QG of municipal and regional talents. (on a specific matter)





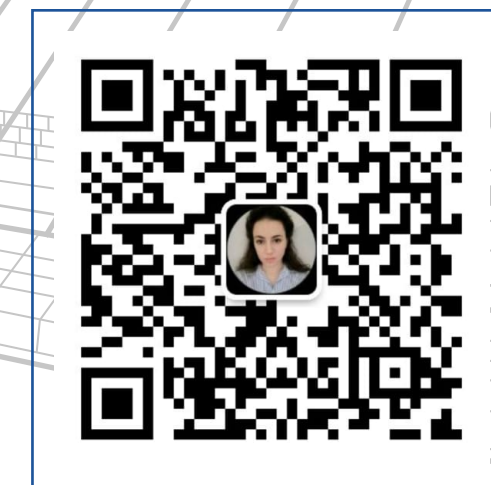
**EUROPEAN TECHNOLOGY
GRAFTING ON CHINESE
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