



**MédioTejo**  
comunidade intermunicipal

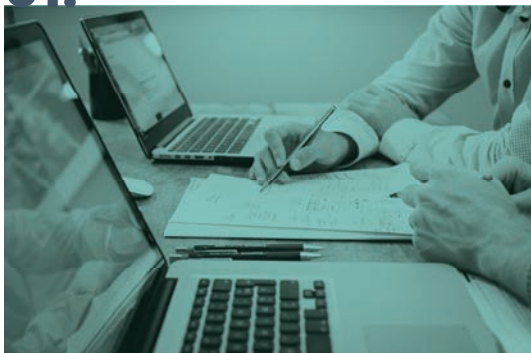
# MÉDIO TEJO

A region to invest



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## A MESSAGE FROM THE PRESIDENT

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Usually we present Médio Tejo as a region that is in the middle, in the middle of Portugal, in the middle of your choices!

This region, marked by diversity, is formed by 13 municipalities: Abrantes, Alcanena, Constância, Entroncamento, Ferreira do Zézere, Mação, Ourém, Sardoal, Sertã, Tomar, Torres Novas, Vila de Rei and Vila Nova da Barquinha.

In which one of these municipalities, we can find business incentives, very simplified to accommodate new companies or to go further on business opportunities.

Médio Tejo has a diverse network of industrial areas, with infrastructures, accessibilities and good attractive conditions where the centrality is the key.

In this territory are installed based structuring industries, such like Metallurgy and Metalworking, the Automotive Industry, Energy Production and Forest Exploitation, Paper Producer Industry, Agri-foodstuffs, Tanneries and emerging areas, like cork, wood, olive oil, wine, gardening and agro-industrial, among others.

This is the region where we can find companies that check very good levels of employment and it's also here that you have high technology industries that preserve our endogenous products. Beyond this characteristics, our tourism sector is something that also distinguishes us. In our territory you can find Fátima's Sanctuary, responsible for attracting thousands of tourists, Convent of Christ, World Heritage and also the big lake of Castelo do Bode dam, that bathes five municipalities and has the world's first wakeboard resort and many other nautical attractions. But there's more... the turistic offer is very rich! We are a land of people with identity, a strong culture, caring of traditions, but with the eyes set on actual and future tendencies. So, don't hesitate and come invest on Médio Tejo! A region that has everything at your service!

**Anabela Freitas**

President of the Intermunicipal Council of Médio Tejo

*Anabela Freitas*





**MÉDIO TEJO**  
A region to invest

**Get to know**

# MÉDIO TEJO

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The characteristic entrepreneurship of its communities, combined with the dynamism of the municipalities that manage the 13 municipalities located in the Médio Tejo, make the Médio Tejo region an interesting hub for development and competitiveness.

The various economic activities installed in the region are the reflection of a sustained development strategy, promoted by local authorities and carried out on the ground by business agents, who are committed to the potential, endogenous resources and capacities of the populations of the Médio Tejo.

The different industrial zones located in the various municipalities of the Médio Tejo have proved to be attractive places for investment, above all due to their privileged geographic location in the center of the country and the safe, convenient and efficient road network of people and goods at their disposal.







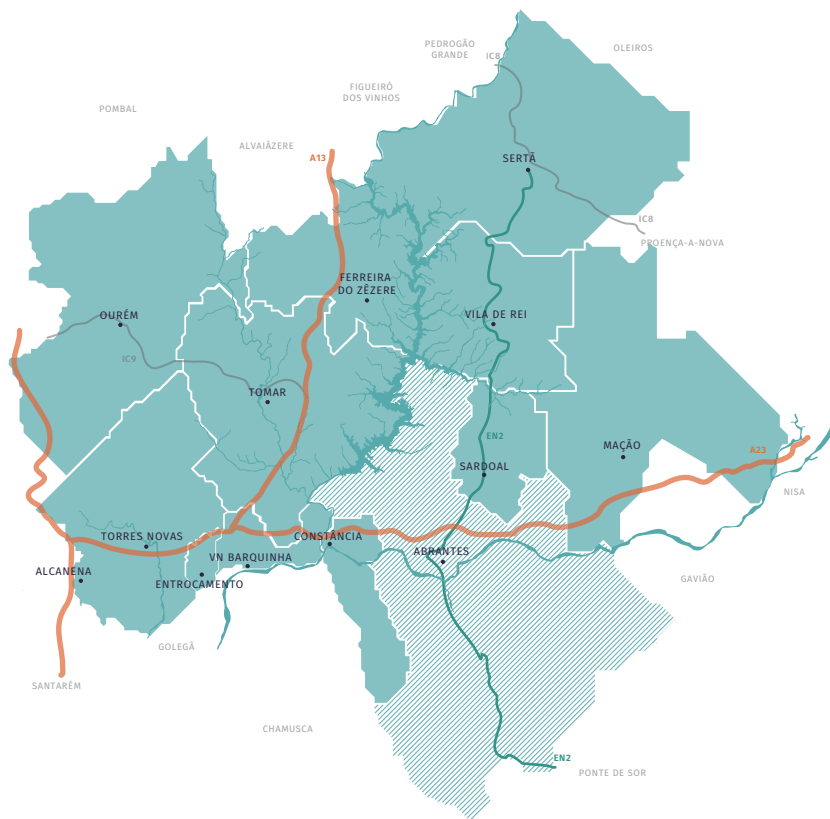
Motivated by the enthusiasm and positive expectations of its people, it is an increasingly industrialized region that is committed to technological modernization and the effectiveness of responses to the needs of entrepreneurs based in its territory.

Public and private investments, in areas as diverse as the environment, health, innovation, new technologies, education, accessibility or urban regeneration, have, in recent years, generated positive impacts on the local economy, capable of attracting a significant number of economic agents who decide to settle in the Region.

The entrepreneurial spirit allied to proactive and differentiating public policies constitute the identity mark of the territory of the Médio Tejo - Region that promotes the perfect union between quality of life and economic growth.

**Médio Tejo – A region to invest in!**

# Accessibilities



## How to get?

The Médio Tejo is in the center of the country. It has excellent access, with numerous connections to the rest of the country, with emphasis on the A23 access points on the A1, A13 and A23 highways.

Trips across the territory also cover complementary routes such as the IC3, IC8 and IC9 and national roads (N1, N2 and N3, among others), as well as various regional and municipal routes.

The railway network in the Médio Tejo includes a total of 26 active stations and stops, located along the 4 railway axes, which cross 8 municipalities and ensure the transport of passengers and goods in the region.

A region with roads and rails links between the coast and Spain, which is an hour from Lisbon airport and two hours from Porto airport, and is also very close to the municipal airfield of Ponte de Sor.

# Transport Network

## A diversified offer

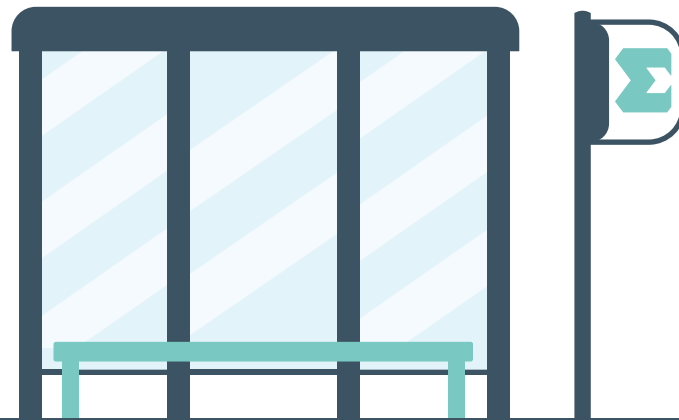
The transport offer is quite diversified. There is a public transport network, which includes road and rail services, which you can find out about here:

<https://mediotejo.pt/index.php/areas-de-intervencao/-mobilidade-transportes/transportespublicos>

There is also the LINK service, Transport on Demand, which is a public transport service that is very suitable for business trips within the region. It operates every working day in the thirteen municipalities of the Médio Tejo. On weekends, LINK travels through the six cities of the Médio Tejo: Abrantes, Entroncamento, Fátima, Ourém, Tomar and Torres Novas.

Passengers must book the trip in advance at the Reservation Center, by calling the free telephone number 800 209 226, at 3:00 pm on the business day prior to the day of travel.

Users can book their trips online, through the website [www.transporteapedido.mediotejo.pt](http://www.transporteapedido.mediotejo.pt)





**MÉDIO TEJO**  
A region to invest

**Get to know the incentives  
of the Médio Tejo Municipalities**

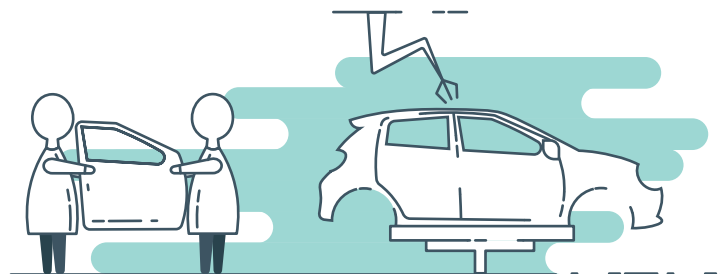
## MÉDIO TEJO

# ABRANTES

Abrantes Invest, thinking about your business!

Located in the center of the country, the Municipality of Abrantes offers several business installation solutions. With three industrial centers adapted to the needs of companies, a Technological Park, unique in the Médio Tejo and with defined Urban Regeneration Areas, Abrantes has conditions of excellence for the installation of its businesses. The Abrantes Industrial Park, with its hub next to the A23, and the others in Pego and Tramagal, embodies the main and most diversified economic nucleus of the municipality, by hosting activities related to the Automotive Industry, Metallurgical and Metalworking and Energy Production.

Inspired by the concept of a science and technology park, the Vale do Tejo Technological Park materializes one of the region's bets with greater differentiation and strategic reach. With the aim of expanding the capacity for innovation and value creation in the local and regional economy, it is a space that enhances Spin-offs and Start-ups, promoting a culture of competitiveness and knowledge. The Municipality of Abrantes provides an attractive and differentiating framework of incentives of a fiscal, tax and financial nature, which includes exemption from IMI, IMT and Surcharge, co-payment of commercial space leases, availability of plots at reduced price and co-payment of job salaries qualified.



### **INCENTIVES APPLICABLE TO THE WHOLE MUNICIPALITY – ALL AREAS OF INVESTMENT**

#### **Business projects of Municipal Interest**

#### **WITH NET JOB CREATION IN THE MUNICIPALITY OF ABRANTES:**

- A minimum of 10 workstations, in facilities specifically built, acquired or leased for this purpose;
- A minimum of 20 –workstations in facilities that are already being used in the current work of the beneficiary entity.

## MUNICIPAL SUPPORT:

- IMT - Property specifically acquired for carrying out the constant activity of the supported business project;
- IMI - Buildings intended for carrying out the activity constant in the supported business project (5 years, subject to renewal);
- Derrama - Companies without direct or indirect activity in the municipality of Abrantes in the last three economic years (5 years, subject to renewal);
- Payment of municipal fees due for carrying out the urban operations associated with the business project.

## Regulation of Urban Equalization

- To promote urban rehabilitation:

Exemption from the urban charge corresponding to an increase in the construction area of up to 50 m<sup>2</sup> in expansion or reconstruction works.

- To promote economic activity in general:

Reduction by 50% of the urban cost relating to the respective buildings.

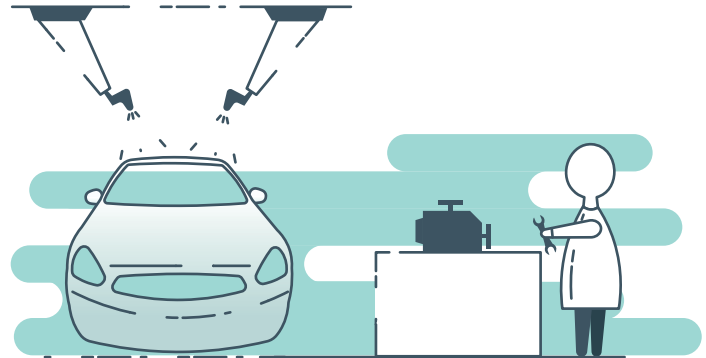
- To promote the use of rustic land:

Reduction by 75% of the urban development charge, relating to buildings intended for economic activities complementary to existing agricultural or forestry exploitation.

## Tax Incentive for Microbusinesses

### EXEMPTION:

- Surcharge for companies with a turnover not exceeding €150,000.



## INCENTIVES IN FORCE IN INDUSTRIAL ZONES

### Reduced installation price

- Industrial Lot 1.50 €/m<sup>2</sup>.
- Lot of Commerce and Services 5.00 €/m<sup>2</sup>.

## INCENTIVES AT THE TECHNOLOGICAL PARK OF VALE DO TEJO

ATTRIBUTION OF FINANCIAL SHARING TO THE MONTHLY BASE SALARY FOR A MAXIMUM PERIOD OF 2 YEARS PER JOB SUPPORTED:

- 1st year maximum of 35% of the base salary up to a limit of €500/month;
- 2nd year maximum of 35% of the base salary up to a limit of €250/month.

## INSTALLATION POSSIBILITIES

INOVPOINT:

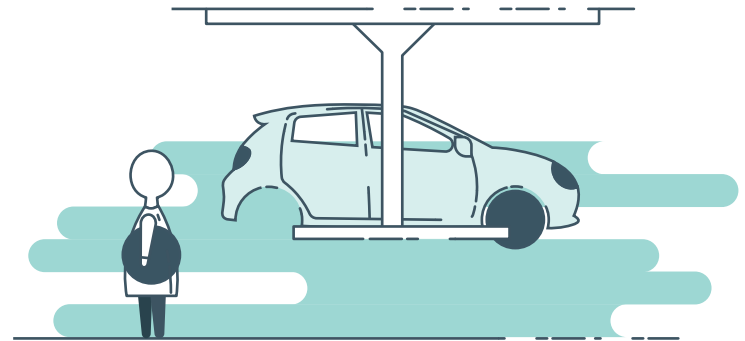
- 16 rooms 30m<sup>2</sup>, 40m<sup>2</sup>, 60m<sup>2</sup> and 80m<sup>2</sup>;
- Occupancy densities from 10m<sup>2</sup> to 2.35m<sup>2</sup> per workstation;
- 1 co-work space, with 8 workstations;
- Common spaces and shared services: 3 meeting rooms, small auditorium and multipurpose room, equipped with audio and video;
- Rooms equipped with office furniture;
- Air conditioning, security, hygiene and reception;
- Telecommunications and internet access: 1 Gbps /200 Mbps optical fiber; (with possibility of upgrade), redundancy with other operators with infrastructure installed in the park, VoIP 8 voice channels;

- Base price €10/m<sup>2</sup>, currently with a 50% discount, €5/m<sup>2</sup>.

## COMPANY ACCELERATOR:

Plot available with approved technical project:

- Administrative and functional area in open space;
- Usability for services, warehouse or small industry;
- Possibility of building buildings with areas of 300m<sup>2</sup>, 600m<sup>2</sup> or 900m<sup>2</sup>.



## START-UPS SUPPORT SERVICES

- Support in the design of the business model;
- Accompaniment in business management;
- Disclosure and visibility of the business;
- Support in preparation for project presentation;

- Insertion in local, regional, national and international networks;
- Support in accessing funding (PORTUGAL 2020 and external funding);
- Legal and communication advice.

## INCENTIVES IN FORCE IN THE AREAS OF URBAN REGENERATION

### “+Commerce in the Center” Program

- Support of 50% of the rent amount up to a limit of €250/month and for a maximum period of 12 months;
- Or 25% of the rental amount up to a limit of €125/month and for a maximum period of 24 months.

### Incentive to Urban Rehabilitation

- Exemption from IMT;
- Exemption from IMI (from 5 to 10 years);
- RIMI reduction of 30% for properties in adequate condition; (3 years);
- 6% VAT;
- Partial refund of the state of conservation assessment fee;
- IRS tax deduction, up to a limit of €500, 30% of the costs borne by the owner related to rehabilitation;

- Taxation at the autonomous rate of 5%, without prejudice to the option for aggregation, of capital gains earned by IRS taxable persons residing in Portuguese territory, resulting from the first sale;
- Taxation at the rate of 5% of property income, without prejudice to the option for aggregation, entirely resulting from leasing.

### Financial Instrument for Urban Rehabilitation and Revitalization

- Bank loans on more favorable conditions compared to those existing on the market, for the complete rehabilitation of buildings, intended for housing or other activities, including the most appropriate integrated energy efficiency solutions within the scope of this rehabilitation.

### Investor support services

- Personalized support in all phases of business development through “Espaço Empresa” and the Economic Development Division with: Investment Promotion Service; Urban Revitalization and Regeneration Service.

### USEFUL CONTACTS

241 330 100

966 094 563



investiremabrantescm-abrantes.pt





# ALCANENA

The municipality of Alcanena has a privileged geographical location and, therefore, presents itself as a territory with great logistical-industrial potential, as a result of the visible centrality and excellent infrastructure available and regional and national accessibilities, benefiting from the crossing of important road axes, specifically at junction A1/A23, and national rail.

Aware of the need to reinforce attractiveness and attract business, and to promote adequate support conditions for the demands of new investments, Alcanena Municipality continues to invest in the economic growth, through a structured planning model based on objectives concrete, which make it possible to attract new companies and associated services, boosters for population settlement and territorial dynamism.

### ALCANENA BUSINESS PARK (NODE A1/A23)

The completion of the Detailed Plan for the creation of the Alcanena Business Park (PEA) is underway, with an area of 140 ha, in a privileged location at national level, which implements the municipal planning and development strategy for attracting new companies. The Plan has the following objectives:

- Create a multifunctional space for the installation of diversified economic activities, whether they be industry, logistics, commerce or services;
- Define a sustainable space with a differentiated offer, in terms of lot size;
- Consolidate a space that generates growth and employment, is attractive and adequate for the demands of new investments;
- Resolve the physical growth limitations of some companies that already exist in the municipality, finding solutions for installing new units.



## Minde Industrial Zone

- Industrial location area in Minde with the following characteristics:
- 15 lots, 12 of which are for sale (areas from 1200 m<sup>2</sup> to 1600 m<sup>2</sup>);
- Sales price figures in €2/m<sup>2</sup>;
- Infrastructure and ready to receive interested economic agents.

## Alcanena Entrepreneurial Welcome Center

- Located on the premises of the Multipurpose Pavilion, it aims to boost the entrepreneurial spirit in general and young people in particular, and the economic development of the Municipality. This Center provides the logistics and services for the installation of business activity, complemented by CMA support to companies installed there, for the implementation of projects or business ideas that intend to materialize in the short term. In addition, the municipality provides the services of the Entrepreneur's Site - Program to Support the Creation of Companies, providing for this purpose a room in the Entrepreneurial Welcome Center, where NERSANT promotes support for entrepreneurs in the Municipality.

## Professional Insertion Office

- In order to provide a quality support service to the unemployed in order to define their insertion and/or reintegration path in the labour market, but also to respond to the needs and demands of local companies, the municipality created the Professional Insertion Office (GIP) which corresponds to a support structure for employment in the Municipality, in cooperation with the Torres Novas Employment Service (IEFFP). Another important resource to observe is the Technological Center of the Leather Industries (CTIC) - technological infrastructure, promoter and catalyst for the enhancement and technological innovation of the national tanning industry, aiming at the competitiveness of the sector, through technical and technological support to companies in the sector or related or complementary sectors.

## INCENTIVES

### FEES EXEMPTIONS

- Urban operations related to industrial subdivisions and the installation of companies that maintain or create 100 or more jobs, duly supported by documents considered valid and kept for a minimum period of 5 years.



- Exemption from TMU, works intended for industrial activity in areas defined for this purpose by municipal urban planning instruments and also other commercial, industrial or tourist undertakings that, by reasoned deliberation of the CM, are recognized as being of special interest for development of the Municipality.

### Rate reductions

- The licensing of industrial units, in the Industrial Zone of Minde, is reduced by 75% in the amount fixed in the Annex to the Table of Fees and Licenses of the Municipality of Alcanena.

### Derrama 2021

- Companies with a turnover of up to €50,000.00 are exempt from paying surcharges, and a reduced rate of 0.75% is applied to companies with a turnover of more than €50,000.00 and up to €150,000.00, inclusive.

### Incentive to urban rehabilitation, in urban rehabilitation areas:

- Exemption from IMT;
- Exemption from IMI;
- 6% VAT;

- IRS tax deduction, up to a limit of €500, 30% of the costs borne by the owner related to rehabilitation;
- Taxation at the autonomous rate of 5%, without prejudice to the option for aggregation, of capital gains earned by IRS taxable persons residing in Portuguese territory, resulting from the first disposal;
- Taxation at the rate of 5% of property income, without prejudice to the option for aggregation, entirely resulting from leasing.

### Financial instrument for urban rehabilitation and revitalization (IFRRU 2020)

- Bank loans on more favourable conditions compared to those existing on the market, for the complete rehabilitation of buildings, intended for housing or other activities, including the most appropriate integrated energy efficiency solutions within the scope of this rehabilitation

## TECHNICAL SUPPORT FOR INVESTORS

Division of Sustainable Development  
and Urbanism (DDSU)

939 091 344 

geral@caie-alcanena.biz 

## MÉDIO TEJO

# CONSTÂNCIA

The municipality has two important industrial areas, which generate employment and contribute to the socio-economic development of the region. Since the 1950s, Constância has had Caima as its main employer since the 1950s, a producer of paper pulp and, more recently, dissolving pulp, intended for the clothing and IT markets, among other applications.

In the parish of Montalvo, the Industrial zone of Montalvo is located, where there are other industries linked to various sectors that contribute to job creation and that have also attracted new residents to the county.

The Industrial Zone of Montalvo benefits from an excellent geographical and strategic location, being considered an important attraction for private investment, as Montalvo is the parish that brings together the most suitable characteristics for the location of the industrial zone, since it is next to the A23 and 30Km from the A1, which in terms of accessibility is very important. This is an essential investment for the development of the Municipality of Constância, promoting the offer of jobs and creating expectations of economic and social development that benefit the entire population.

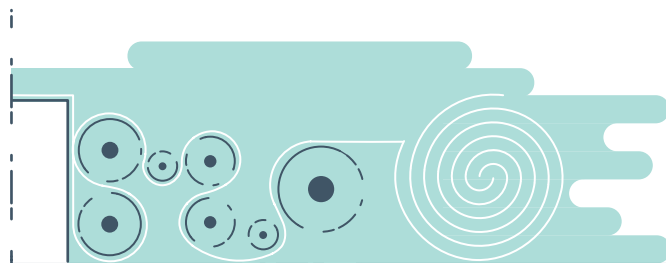


## INCENTIVES

### Incentives to be granted may take several forms

- Exemption, in whole or in part, from administrative urbanistic fees, public road occupancy fees and advertising fees;
- Partial exemption from fees for the use, according to the Municipality's availability, of vehicles, machinery, transport vehicles and municipal equipment;

- Exemption, total (if less than 20 meters) or partial, of connection fees for the water and basic sanitation branch;
- Exemption from Municipal Property Tax in relation to buildings intended for and effectively used by the beneficiary entity within the specific scope of the supported business project;
- Exemption from Municipal Tax on Onerous Real Estate Transactions in relation to properties acquired by the beneficiary entity and specifically intended for carrying out the activity included in the supported business project.
- Sale of plots of land at €1.00/m<sup>2</sup> in the industrial zone;
- Support from technical services in clarifying the documentation necessary for the implementation of the business.



## USEFUL CONTACTS

249 730 050



[gabinete.presidencia@cm-constancia.pt](mailto:gabinete.presidencia@cm-constancia.pt)

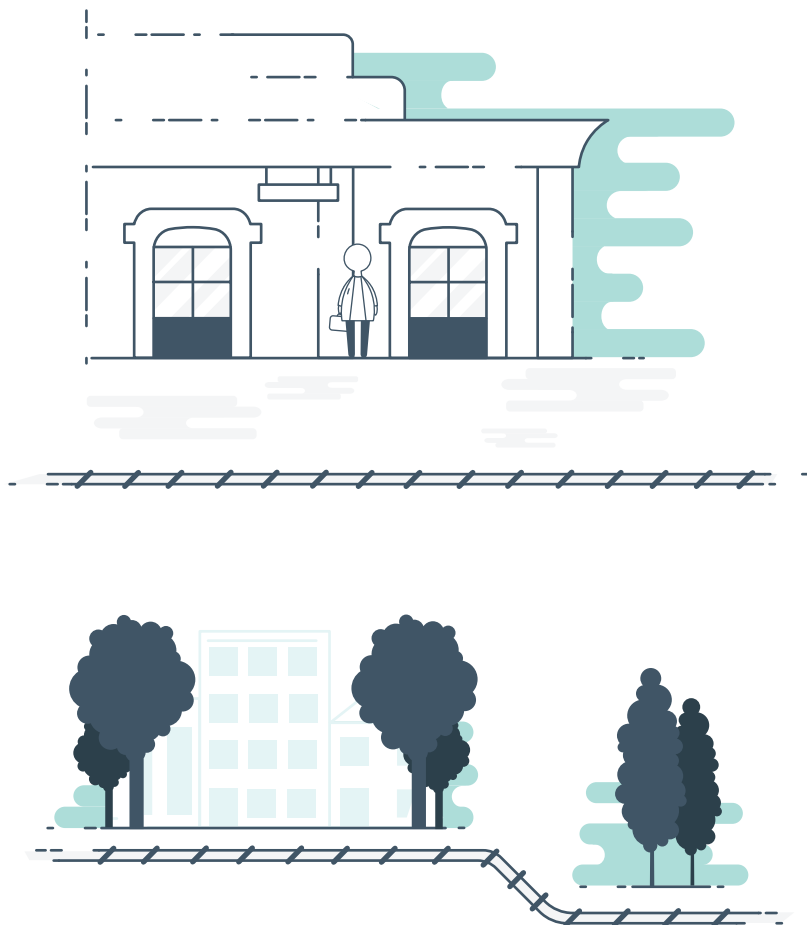


# ENTRONCAMENTO

The Municipality of Entroncamento understands that economic development is one of the fundamental factors for the enrichment of regions and consequently of citizens.

Economic development results from an increase in production, which must have as its main consequence the distribution of wealth created by the population (through remuneration, or otherwise). An active population with the respective professional occupation represents a factor of social stability for your municipality that, starting in the family, has repercussions throughout society. In this sense, the municipality approved the granting of incentives on surcharges generated in its geographical area to taxable persons residing in Portuguese territory who carry out, as their main activity, a commercial, industrial or agricultural activity and non-residents with a permanent establishment in the territory.

The geography of Entroncamento is advantageous as it is located in the center of the country. It has the best access to the entire national and foreign territory in an easy and efficient way. All of this, combined with social aspects, generates a favourable climate for the establishment and growth of companies.



The Municipality is focused on creating value, encouraging and guaranteeing the necessary support for starting and developing new businesses, offering good support and infrastructure in the Industrial Zone and in the Business Park. Its privileged location represents an opportunity for different sectors of activity and services to work together.

## INCENTIVES

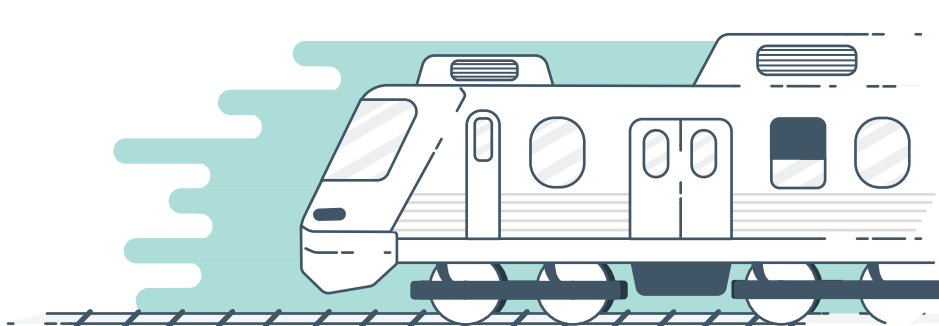
### Entroncamento Business Park

#### REDUCED INSTALLATION PRICE

- €0.15 /m<sup>2</sup> per year.

#### Plots area

- Plots available with an area between 6,500 m<sup>2</sup> and 46,800 m<sup>2</sup>.



## REDUCTION OF TAXANE SPILLS

- Reduction of 1/3, for companies with net creation of jobs of up to 35% (inclusive) on the number of workers existing on December 31st of the previous year.
- Reduction of 2/3, for companies with net creation of jobs between 36% and 75% (inclusive) on the number of workers existing on 31 December of the previous year.
- Reduction of 3/3, for companies with net creation of jobs greater than 75% of the number of workers existing on 31 December of the previous year, 100% exemption.

## USEFUL CONTACTS

249 720 415



[empresario@cm-entroncamento.pt](mailto:empresario@cm-entroncamento.pt)



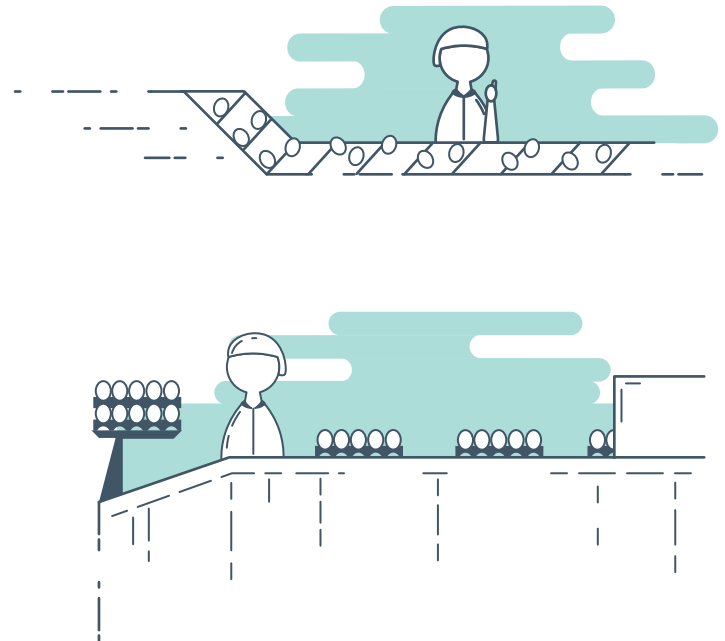
# FERREIRA DO ZÊZERE

In Ferreira do Zêzere there is room to dream. Space to materialize. Space to grow. The industrial zone of Lameiras, strategically located close to the A13 motorway, with a total area of 184,809.00 m<sup>2</sup> of infrastructure<sup>2</sup>, has everything you need to set up your business. 19 Lots are available and the price per square meter is very affordable, reduced according to criteria established in the regulation, such as the number of jobs to be created, for example. Community fund opportunities, centrality and excellent communication routes to any point in Portugal or Europe are some of the strong points.

The proximity to major university centers is also another advantage. This municipality has been modernizing its social, school and cultural support infrastructures, allowing the enjoyment of all of them at low cost and has available a set of policies/support for residents that allow employees of companies that are based in this region to have access to of quality of life. It is also important to say that it is a region with an enviable gastronomy, excellent conditions for water sports and water with a gold quality seal that reaches the taps of all inhabitants and companies in the county.

## INCENTIVES

- IRS reduction, provided for in the Local Finance Law: 5% refund of the IRS charged (maximum possible amount);
- IMI rate 0.3%. There is a decrease in IMI amounts of €20, €40 and €70 depending on whether one, two and three or more dependents are registered respectively;





- Surcharge rate of 0.5% for companies with a turnover above €150,000. Rate is 0% for companies with lower turnover;
- Conditions of access at reduced prices (lots/m<sup>2</sup>) to companies that set up in the industrial zone, lowering even more depending on several criteria, namely, the creation of new jobs, innovation, environmental policies, etc.;
- Support for companies in the municipality that hire young people residing in the municipality for their 1st job (annual subsidy in the amount of two months of the employee's base salary, during the first 3 years of employment);
- Birth support for professionals who work and reside in the municipality, as well as a wide range of support for education for their minor descendants;



## USEFUL CONTACTS

249 360 150



geral@cm-ferreiradozere.pt



## MÉDIO TEJO

# MAÇÃO

Located right in the center of the country, the Municipality of Mação offers the ideal conditions for the development of the local and regional economic and business fabric. With three Industrial Zones available, in Cardigos, Mação and Ortiga, entrepreneurs wishing to set up their business in this Municipality will have surprising facilities to do so in an easy and very comfortable way. In addition to all the benefits offered, the Municipality provides a permanent service of support and monitoring to entrepreneurs, through GEMA – Cabinet Entrepreneur of Mação. In 2017, the industrial zone of Lamas (Mação) started to host a modern Business Center/Company Bubble, in a clear commitment by the Municipality to attract new companies and encourage investment.

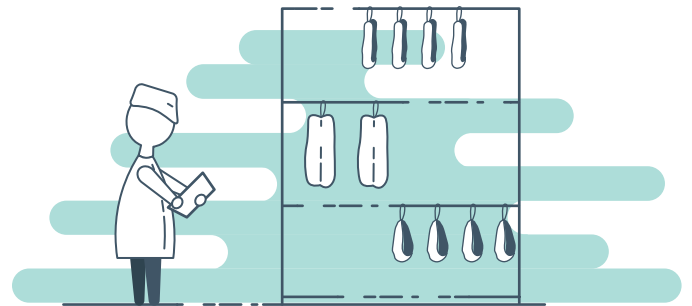
It is a project incubator that focuses on the fields of industry and services operating in an active business environment, bringing together the main means to start and develop a business. It comprises 3 autonomous buildings with 29 modules for the installation of companies and a philosophy of sharing common spaces (co-work). The excellent accessibility, such as the proximity to the A23 and the Beira Baixa railway line, as well as its privileged geographical position, make this municipality even more attractive when deciding where to set up a company.

From the heart of Portugal, you will quickly and conveniently reach the country's major urban centers and even Spain. Mação is an open door to the rest of the country, but also to Europe and the world!



## INCENTIVES


- Land at symbolic prices of €0.01/m<sup>2</sup> in the three Industrial Zones of the Municipality;
- Exemption from the surcharge fee for companies with registered offices in the Municipality of Mação;
- Minimum IMI rate: 0.3%;
- Competitive prices for setting up and consolidating companies in the Business Center/Business Nest;
- Support in the construction of basic infrastructures to support the installation of companies, through the preparation of land(s) for the installation of infrastructures. Also, in earthworks in areas related to the development of the activity; the preparation and/or paving of areas allocated to the development of the activity (within the scope of the Municipal Regulation for the Support of Companies and Entities of Public Interest).



## USEFUL CONTACTS

### Municipality of Mação

241 577 200 

geral@cm-macao.pt 

### GEMA - Mação Entrepreneur Cabinet

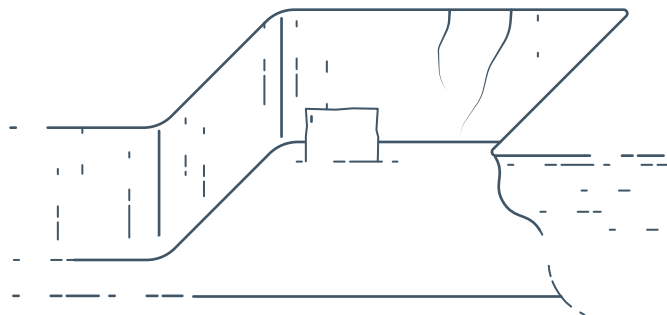
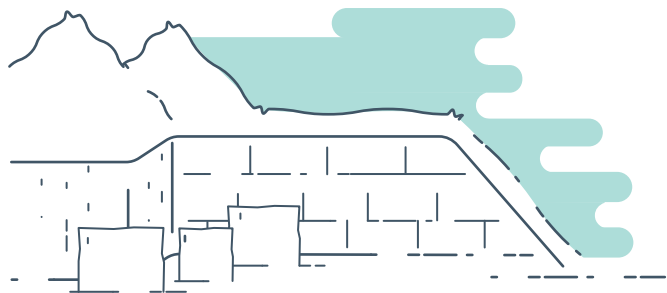
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## MÉDIO TEJO

# OURÉM

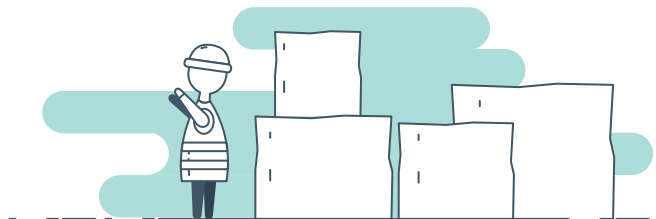
Considering its strategic location, in the center of Portugal, next to the main road in the country (A1), Ourém is assumed as a strategic territory for investment. A territory with an international reach, accustomed to welcoming people (in 2017, 6.3 million people will have visited Fatima) and equipped with good infrastructure make Ourém an excellent option to base an investment. Ourém is assumed as a gateway to Europe. For this, it assumes as its purpose the constant improvement of the conditions that allow the development of the activity of the companies installed or in the process of being installed in the Municipality.

Ourém has areas dedicated to the installation of companies. Strategically located in the center of the country, the industrial zones of the Municipality provide excellent opportunities for the installation of companies. The Municipality assumes that it is strategic to make spaces available for the installation of companies in industrial zones, as well as the constant search for conditions that facilitate the activity of installed companies.



## INCENTIVES

- Since 2018, the Municipality has had the Espaço Empresa, a place created in partnership with IAPMEI, AMA and AICEP where entrepreneurs and future entrepreneurs can obtain personalized service and have support and information on various topics, from the possibility of creating a your company online, access to measures and incentives to support the internationalization of your company and other supports that contribute to the economic growth of the company.
- The Ourém Business Center's main attribution is to promote and monitor new micro-enterprises that may result from innovative projects. This space is promoted by ACISO.
- Ourém-Fátima Business Association and operates on the ground floor of the Manuel Prazeres Durão Municipal Market Building.
- Sartup Ourém intends to boost entrepreneurship by supporting entrepreneurs who want to set up their company, providing advice and technical support in various areas of activity. START UP is promoted by NERSANT.
- Business Association.



## USEFUL CONTACTS

### OURÉM COMPANY SPACE

911 750 283



[espaco.empresa@cm.ourem.pt](mailto:espaco.empresa@cm.ourem.pt)



### OURÉM BUSINESS CENTER

249 540 220



[centroempresas@aciso.pt](mailto:centroempresas@aciso.pt)



### STARTUP OURÉM

932 961 711



[startup.ourem@nersant.pt](mailto:startup.ourem@nersant.pt)



## MÉDIO TEJO

# SARDOAL

The Municipality of Sardoaal is a territory with its own identity, which presents a set of potentialities. Knowing how to promote qualities and overcome weaknesses, respecting what makes the territory unique and genuine, and, simultaneously, knowing how to find ways to differentiate it in the regional and national panorama, is what the Municipality considers to be fundamental. Sardoaal is in the center of the country, 150 km from Lisbon, 240 km from Porto and 212 km from Vilar Formoso. It has excellent accessibility, via the EN2 that connects to the A23, the A1 and the IC8 and in terms of rail, it is covered by the Beira Baixa Line.

The Municipality provides support, which is duly negotiated on a case-by-case basis, considering the investment to be made and the number of jobs to be created. The Sardoaal Business Park, located next to the EN2, is home to a group of 23 companies from the most varied sectors: industry, commerce and services.

## INCENTIVES

### Municipal support of a fiscal and tax nature

#### Urban IMI:

- Reduction of the rate of 0.20% for leased urban buildings.

#### Pours:

- Normal rate: 1.5%, with a reduced rate of 0.10% for taxable persons whose turnover in the previous period does not exceed €150,000;
- ARU - Incentives for Urban Rehabilitation;
- IMI - Exemption for 5 years (may be for +5 years);
- IMT - Exemption on the 1st transmission after rehabilitation (urban building or autonomous fraction);
- VAT - 6% rate on rehabilitation works (materials + labor);
- IRS - Tax deduction, 30% of rehabilitation costs (up to a limit of €500).

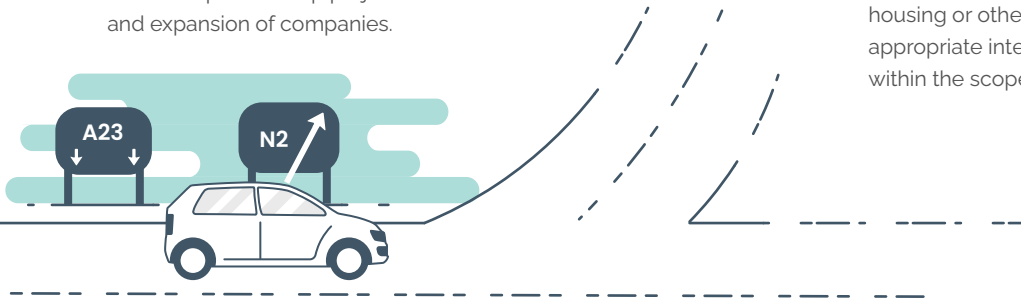


### Other benefits:

- Capital gains taxed at 5% (resulting from the sale of property);
- Property income taxed at 5% (resulting from property leasing);
- Specialized technical support through the GAE – Business Support Office, which guarantees the support, development and dynamization of trade and companies in the municipality, promotes entrepreneurship, job creation and attracting investment. It is assumed as an interface platform between entrepreneurs and local and sectoral agents.

### Future "Andrus Business Park - Sardoal"

- It sets up a project to attract investment that aims to provide the municipality of Sardoal with a new business reception area, with high quality infrastructure and equipment (10 modular spaces), fundamental in the creation and development of new entrepreneurship projects and in the location and expansion of companies.



### Shared Space for Arts and Crafts

- Aims to boost, stimulate and disseminate arts and crafts in the Municipality, by providing users with a space for the creation, exhibition and marketing of their work, allowing the use of workshops, the use of the shared workshop and its equipment, the enjoyment of exhibition spaces, as well as the possibility of selling products at "Cá da Terra".

### Local Products

- Space dedicated to the promotion and commercialization of local products from this territory and neighbouring areas, such as handicrafts, wines, confectionery, gastronomy, publications and illustrations, thus enabling producers to sell their production.

### Municipal support of a fiscal and tax nature

- Bank loans on more favorable conditions compared to those existing on the market, for the complete rehabilitation of buildings, intended for housing or other activities, including the most appropriate integrated energy efficiency solutions within the scope of this rehabilitation.

### USEFUL CONTACTS

241 850 000 

gae@cm-sardoal.pt 

## MÉDIO TEJO

# SERTÃ

The municipality of Sertã is located in the center of mainland Portugal, equidistant from the coast and Spain, as well as from the north and south of the country. Its strategic location and road accessibility (IC8, A23 and A13) allow the municipality to be close to the regions of Lisbon, Porto, Figueira da Foz, Coimbra, Algarve and Spain.

Favouring regular trips to the municipality, the 180 km that separate this municipality from Lisbon and Porto are covered in about an hour and a half, as well as the distance of 100 km to the sea port of Figueira da Foz, the distance of 70 km to Coimbra it takes about 40 minutes, access to the Algarve and Spain (Madrid airport) takes less than 4 hours (400 km). Anchored in the idea of Sertã as an "investor-friendly" destination, the municipality offers two industrial centers adapted to the needs of companies: one in the center of the municipality to the north of the village of Sertã, next to the IC8 - Zona Industrial da Sertã and another to the west of this same village, in the Industrial Zone of Cernache do Bonjardim.

The Sertã Industrial zone also has a Technological Innovation Center – SerQ, with the aim of expanding the capacity for innovation and value creation in the local and regional economy. With the aim of stimulating investment and job creation, the Municipality of

Sertã has developed an integrated policy for the development of its industrial zones, providing all kinds of conditions and advantages to those who wish to invest here.

Incentives to be granted to investors may take several forms, namely, financial support (for employability, modernization and internationalization), tax exemptions and incentives, reducing bureaucracy and simplifying administrative procedures.





## INCENTIVES

### EXCHANGE

- Free transfer, price reduction or subsidy, encumbrance or sale of land, plots or property owned by the Municipality, intended for company installations or for carrying out an investment project.

### PROVISION OF THE USE OF INFRASTRUCTURES AND CONSTRUCTION OF BASIC INFRASTRUCTURES FOR THE INSTALLATION, IN PARTICULAR

- Opening of foundations;
- Construction of water lines and wastewater drainage.

### PROVISION OF THE USE OF INFRASTRUCTURES AND CONSTRUCTION OF BASIC INFRASTRUCTURES FOR THE INSTALLATION, IN PARTICULAR

- Provision of information on legal formalities in setting up a company;
- Technical support in the preparation of the investment project;
- Support in the investment licensing process;

- Technical support in the implementation and control of compliance with hygiene and food safety standards for regional products produced by hand.

### FINANCIAL SUPPORT, IN PARTICULAR

- Employability support;
- ASupport for modernization and promotion;
- Support for internationalization;
- Support for companies in innovation and development activities, namely if carried out in collaboration with entities of the national research and innovation system, local, regional or national.

### TAX EXEMPTIONS AND INCENTIVES


- IMI;
- IMT;
- Spills;
- Municipal fees and licenses.



### USEFUL CONTACTS

SERQ - FOREST SKILLS  
AND INNOVATION CENTER

MUNICIPALITY OF SERTÃO

274 600 300 

geral@cm-serta.pt 

274 608 626 

serq@serq.pt 

# TOMAR

The Municipality of Tomar directs its action towards transforming the municipality into a dynamic, competitive and solidary territorial space, in the context of globalization and the knowledge society. It is in this context that the "Tomar Invest" Investor Support Office appears, whose mission involves creating the necessary conditions for economic investment and the development of activities to promote the municipality among national and foreign investors. In this sense, it is up to this office to develop actions that contribute to the promotion of employment, change the trend of population loss (especially young and qualified population), increase the number of companies or improve the quality of life, among others.

On the other hand, the entire economic development strategy must take into account two major visions, which must also be interconnected with each other: - Tomar, Technological Pole Development of a technology park and a strategy, which place Tomar on the map of technological regions at national and international level.

- Tomar, Creative City - Creation of a model of economic and social development based on creativity. The tourism potential of the municipality of Tomar should also be taken into account, and tourism, along with creativity and technology, should be seen as a true engine of economic development.



## INCENTIVES

### IMI

- The municipality adhered to the reduction of this tax for properties intended for permanent housing, for families with children and taking into account the number of dependents that make up the respective household, pursuant to paragraph 1 of article 112-A, of the CIMI. Reduction: 1 child - €20, 2 children - €40 and 3 or more children - €70. With the approval of the ORU of Tomar (city), investors have immediate access to a set of tax benefits on the urban properties included in the delimited areas, pursuant to articles 45 and 71 of the Tax Benefits Statute (EBF).

## IMT

- With the approval of the ORU of Tomar (city), investors have immediate access to a set of tax benefits on urban buildings included in the delimited areas, under the terms of articles 45 and 71 of the Statute of Tax Benefits (EBF).

## Derrama

- The municipality applies a reduced rate of 0.75% for turnover equal to or less than €150,000.

## Fees and licenses

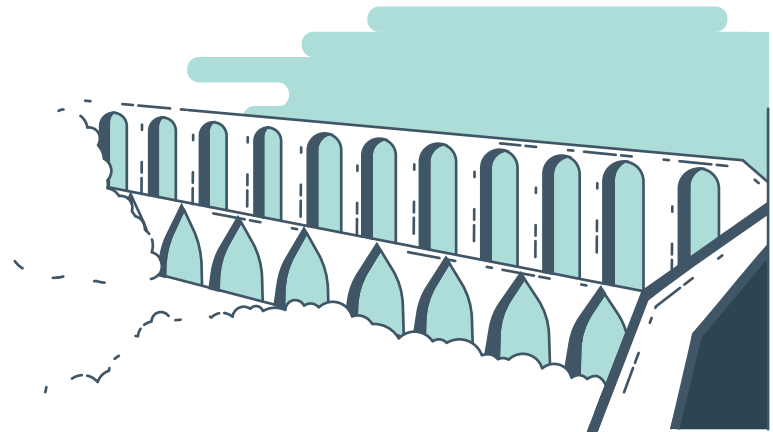
- Location coefficient equal to 0 for the area of the Historic Center Safeguard Plan and other areas of urban rehabilitation that may be delimited for the issuance of a permit or admission of prior communication of subdivision and works with relevant impact or similar to a subdivision and construction and expansion works in an area not covered by subdivision operation or urbanization permit. 50% reduction in the fees provided for reconstruction, alteration and expansion works within the intervention perimeter of the Detailed Plan for the Historic Center of Tomar and for reconstruction and alteration works in the entire urban space of the municipality.

## Incentives for companies

- Assignment under the right of surface of lots in the Tomar business park at €0.50/m<sup>2</sup>. Bubble Space for Companies with a monthly income of €50/month. Support in the articulation with the local Institute of Employment and Vocational Training, with local and regional education entities and support in promotion.

## Incentives for families

- Acquisition and Refurbishment of properties for rent under social housing. Protocol for support in surgical interventions in the area of ophthalmology, occasional economic support in the purchase of medicines and support in transport for visits to consultations. Despite not providing direct support, the social support service at home is provided in conjunction with the institutions of the Local Social Network. Scholarships for higher education students. Textbooks and school material for needy students. Free meals for needy students.



- Acquisition of equipment and human resources in the areas of science, technology and social support for School Groupings. Transport on request implemented in all parishes. The Local Social Network works closely with all entities involved in the social area, bringing together all existing social requests, reconciling all social responses in the municipality, in order to make the best possible referral. The Network has a community social fund, which is used whenever necessary, in order to meet economic needs that cannot be resolved with existing social responses.

## PARTNERSHIPS

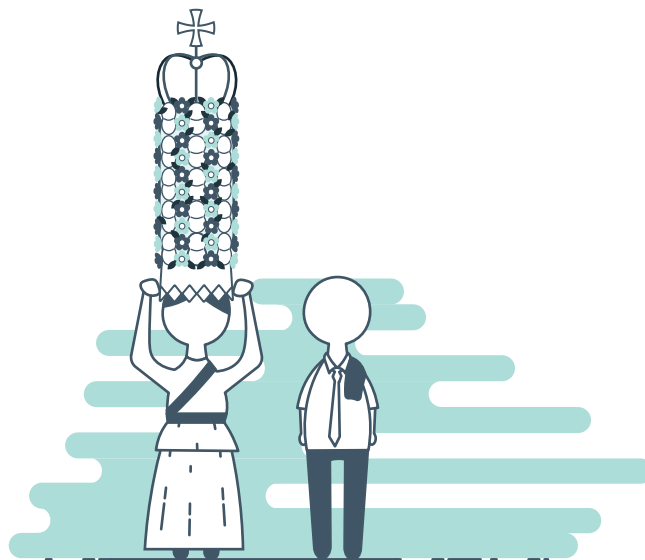
### Collaboration protocol with NERSANT (Business Association of the Region of Santarém)

- Support for business places.

### Protocol of cooperation with IPT (Polytechnic Institute of Tomar)

- Within the scope of the TMR2020 strategic measure, the implementation of an Innovation and Knowledge Enhancement Center in a building adjacent to the IPT Campus;
- Support and development of creative industries and heritage enhancement projects, the installation of creative companies, enhancement of unoccupied immovable heritage and the development of technical-scientific and cultural events;

- Laboratory devoted to applied research and development of studies and projects for urban regeneration and rehabilitation, as part of the regeneration and urban rehabilitation strategy of the municipality of Tomar;
- Tourism Laboratory, devoted to applied research and development of studies and projects aimed at affirming and developing cultural tourism products in the region of Tomar, and increasing entrepreneurship in the area of Tourism.



## USEFUL CONTACTS

Investor Support Office "Tomar Invest"  
Praça da República - Paços do Concelho Building

912 007 577



tomarinveste@cm-tomar.pt

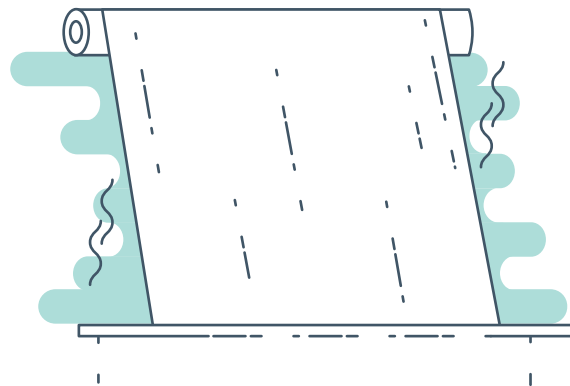
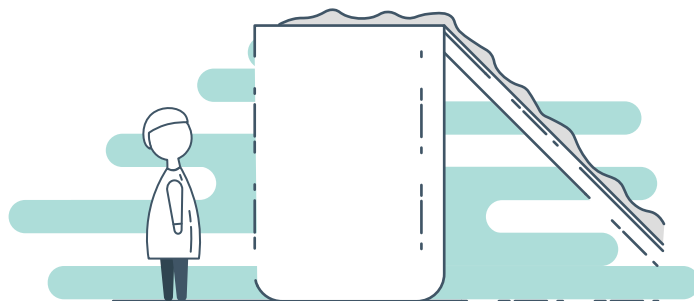


# TORRES NOVAS

Torres Novas has become the northern gateway to Lisbon, enjoying a privileged location in the center of the country. The confluence of the country's main motorway, A1 (Lisbon-Porto), with the A23, which connects the central/north interior as well as Spain and the rest of Europe; and the Riachos railway terminal (or TVT – Multimodal Terminal of the Tagus Valley), which occupies an area of more than 200,000 m<sup>2</sup> adjacent to the main railway line in the country, the North line, make Torres Novas stand out in the context of regional and national, especially in the field of logistics.

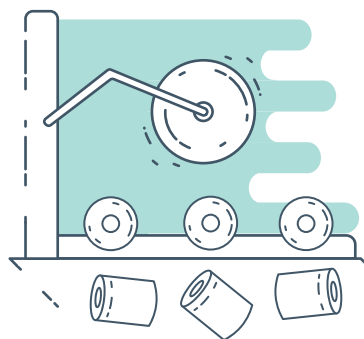
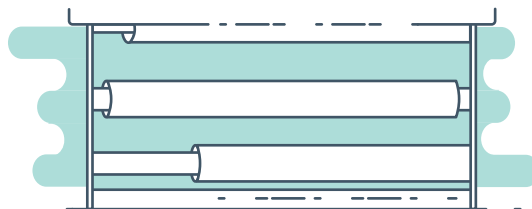
This competitive advantage appears to be an important asset in securing investments and business units. In this sense, initiatives have been developed that lead to the consolidation of a quality business location space, which combines, with the added value of location, excellence in terms of logistical facilities, services provided and its articulation with the urban center of services. Therefore, attractive factors include, among many others, the industrial zones of Zibreira (next to the A1/A23 junction), Torres Novas and Riachos, the latter to receive very soon an investment in excess of €1,200,000.00 (one million and two hundred thousand euros) in infrastructure, as well as the various tax benefits granted by the municipality to companies and individuals who choose to establish themselves in the municipality.

Added to this business dynamic is a school park and excellent cultural and sports equipment, an important social network, a vast associative movement as well as natural, cultural, monumental, ethnographic and artistic heritage of great diversity and richness. Undoubtedly, conditions that greatly contribute to the establishment of the population and to their quality of life.



## INCENTIVES

- Exemption from urban IMI for 3 years, within the scope of Urban Rehabilitation actions of properties or fractions allocated to housing, starting from the year of completion of the works, extendable for another 5 years;
- Exemption from IMT on the acquisition of properties intended for rehabilitation;
- Industrial licensing, 25% reduction in fees for construction, reconstruction, alteration and expansion works in legally constituted industrial zones;
- Total or partial exemption from urban fees, for companies considered to be of relevant interest in the development and economic growth of the municipality;
- Launch of a reduced surcharge of 0.01% for taxpayers with a turnover of less than €150,000.00.



## USEFUL CONTACTS

### BUSINESS AREA

249 839 430(extensão 3233)



geral@cm-torresnovas.pt



espaco.empresa@cm-torresnovas.pt

### STARTUP TORRES NOVAS

249 839 489

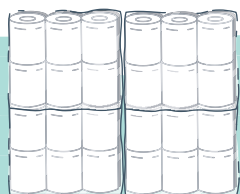
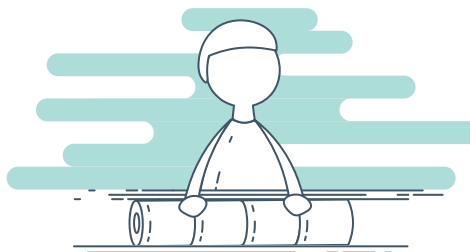


964 698 894

startup@cm-torresnovas.pt



torresnovas+@cm-torresnovas.pt



## MÉDIO TEJO

# VILA DE REI

The Vila DE Rei municipality constantly seeks to provide the best conditions to stimulate investment, both in the primary sector and in the business sector. In this context, it creates favourable and attractive conditions for economic agents who wish to establish themselves and develop their activity in the Municipality of Vila de Rei. Among the many initiatives, the existence of three industrial parks with an area of 40 ha of land for their implantation stands out, as well as a planned expansion of 8 ha in the Souto Industrial Zone.

These areas are distinguished by their excellent location on a national level, as they are located in a central point of the country, close to major cities such as Coimbra, Lisbon, the seaport of Figueira da Foz and the border with Spain. The entire county seat is served by good road/rail access, whatever the origin (A1, A23, N2, A13, IC8, Beira Baixa railway line, among others).

## INCENTIVES

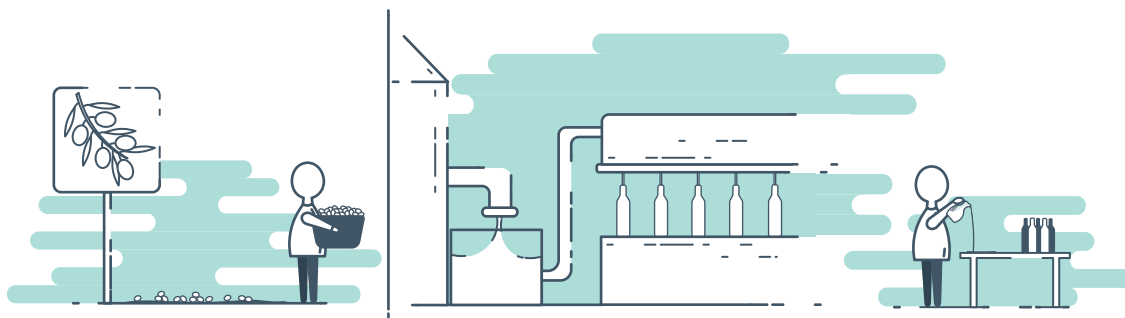
- Price of lots at €0.31 per m<sup>2</sup> in the Souto Industrial Zone, with the possibility of a reduction to €0.01 per m<sup>2</sup>, depending on the jobs created, per investment;
- Minimum rate of 0.3% on IMI, with possibility of reduction/exemption; Spill Reduction/Exemption;
- IMT Reduction/Exemption;
- Variable water tariff for commerce and industry of €0.64/m<sup>3</sup>;
- Incentive to employability, worth €500.00 (five hundred euros), for each job created;



- Exemption or reduction of municipal fees and prices in force, according to municipal regulations;
- Support through the Office for the Promotion of Economic Activity;
- GIP- Cabinet for Professional Insertion of the Municipality of Vila de Rei, which establishes the interconnection between entrepreneurs and their labour needs;
- Support for the municipality's economic activities, with participation in various national and international fairs and events;
- Support for the Modernization of Local Commerce, through the Regulation of Investment Stimuli in the Municipality of Vila de Rei;
- Business Nest located in a strategic point in the center of town (1st floor of the Municipal Market), where you can benefit from an open space space, with 18 months of free stay, with internet, telephone, computer at your disposal and all the necessary equipment to leverage your business;

## PARTNERSHIPS

- Commercial and Business Association, Abrantes, Constância, Sardoal, Mação and Vila de Rei;
- Luso-French Chamber of Commerce and Industry;
- Technological and Professional School in the Pinhal Zone (Creation of a Qualifying Center and commitment to training for active and unemployed people).



## USEFUL CONTACTS

274 249 013



938 701 485

gdae@cm-viladerei.pt



www.cm-viladerei.pt





# VILA NOVA DA BARQUINHA

Vila Nova da Barquinha is a very attractive municipality for new investments and new companies. The Municipality is committed to promoting economic development, taking advantage of the excellent level of accessibility, through the creation of a business hub in the parish of Atalaia, the Business Centre, as well as the CAIS – Business Space in the center of Vila Nova da Barquinha.

### VILA NOVA DA BARQUINHA BUSINESS CENTER

It is a space that has quick access to major road and rail routes in the country and Europe. This is undoubtedly one of its strengths. The existing road network – A1, A23 and A13 – is joined by the Entroncamento Railway Station, 5 minutes away, the main railway junction in the country. Lisbon's port and airport are just 1 hour away. A feasibility study is underway for opening the Tancos Military Airfield to civil and commercial traffic. A few kilometres away, there is also the possibility of using the Multi-modal Platform of Riachos, Torres Novas. Management is the responsibility of a Management Company, with the mission of providing the installation of a strong business fabric and abundant job offer. With around 30 hectares of land, this attractive and well-structured business hub is a structuring investment for wealth creation.

### CAIS – BUSINESS SPACE

A business space dedicated to all local, national or international entrepreneurs. Its goal is the promotion and monitoring of projects and innovative companies, placing them in the same space and giving them a range of services and cabinets, providing a good welcoming on a proper business environment, as well as the necessary conditions for their success. On another other hand, it intends to promote the interaction between the business environment and the teaching/research institutions, in order to collect the advantages, synergies and complements that ensue from there.

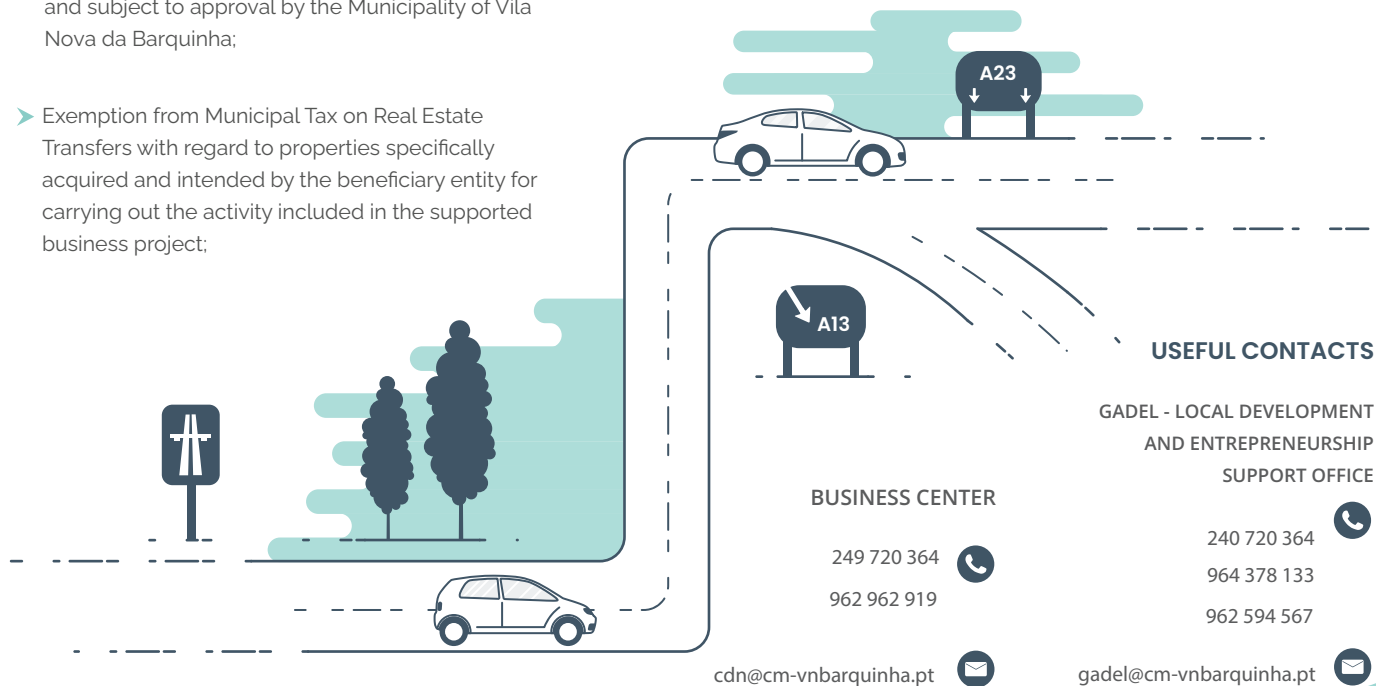
It is pretended to create the most favorable conditions to the private investment in our territory, with the support of the young entrepreneurship and contribution to the reinforcement of self-employment, in particular of young graduates and encouraging the creation of micro-enterprises. This space results from the rehabilitation of two buildings, where it was created working cabinets and coworking spaces, as well as areas designed for the respective support services, like meeting, training and dining rooms, administrative services and stores. If interested in presenting an application, please contact us [cais@cm-vnbarquinha.pt](mailto:cais@cm-vnbarquinha.pt).

## INCENTIVES

### THE INCENTIVES ARE DIRECTLY RELATED TO THE "BARQUINHA MAIS INVESTIMENTO" REGULATION, MUNICIPAL REGULATION TO INCENTIVE THE SETTING OF COMPANIES

- Exemption from surcharges when dealing with business entities without direct or indirect activity with the municipality of Vila Nova da Barquinha on the date of submission of application, nor in the previous three economic years. This exemption is granted for a maximum period of 5 years, subject to renewal only once subject to the same maximum period upon application by the beneficiary entity and subject to approval by the Municipality of Vila Nova da Barquinha;
- Exemption from Municipal Tax on Real Estate Transfers with regard to properties specifically acquired and intended by the beneficiary entity for carrying out the activity included in the supported business project;

- Exemption from IMI in relation to buildings intended for and effectively used by the beneficiary entity within the specific scope of the supported business project. This exemption is granted for a maximum period of 5 years, subject to renewal only once subject to the same maximum period upon application by the beneficiary entity and subject to approval by the Municipality of Vila Nova da Barquinha;
- Exemption from municipal fees for carrying out urban operations associated with the business project;
- Access conditions at reduced prices.







# Ficha Técnica

## Entity

Intermunicipal Community  
of Médio Tejo



Convento de São Francisco  
Av. General Bernardo Faria  
2300-535 Tomar  
249 730 060  
geral@cimt.pt  
mediotejo.pt



## Partners

Municipalities

November of 2021

## Text, revision and design

Intermunicipal Community  
of Médio Tejo



Cofinanciado por:





**MédioTejo**  
comunidade intermunicipal