

# Municipality of Almeirim



*Almeirim*  
Câmara Municipal



## **Welcome to Almeirim, a land of history, tradition and future.**

Located in the heart of Ribatejo, the municipality of Almeirim stands out for its central location, the quality of life it offers and the authenticity of its people.

Here, modernity and innovation coexist in harmony and hand in hand with tradition, with our rural and cultural identity, in a territory where work, entrepreneurship and solidarity are deep-rooted characteristics of the “almeirinense” character.

Almeirim is known for its gastronomy: the emblematic sopa da pedra (stone soup), the famous caralhota (a type of bread), bread baked in a wood-fired oven, green-skinned melons, among other delicacies. These stand out even more when accompanied by wines produced in local wineries, whose vineyards stretch between the heathland and the Tagus floodplains. These products, among others such as corn and tomatoes, would not have their national significance without the dynamism of its institutions, companies and associations. Above all, Almeirim is a municipality of entrepreneurial, welcoming, hard-working people with a strong sense of community.

Almeirim has made a name for itself through its modernity and attractiveness, with a policy strongly focused on education, sport, culture, housing and environmental sustainability. Every day we work to ensure a safe, organised municipality with opportunities for all natives, residents, students, workers or simply those who visit us.

I invite everyone to learn more about the potential of this municipality, its people, its projects and its opportunities, because Almeirim is increasingly a place where it is worth living, investing and dreaming.

With kind regards,  
Joaquim Catalão  
Mayor of Almeirim



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## Where visionary investment finds a home

Invest in Almeirim, the strategic heart of Portugal, where logistical excellence meets a highly competitive tax environment. Located at the intersection of the A1 and A13 motorways, Almeirim offers the perfect gateway to the Iberian market, with significantly lower operating costs than the Lisbon Metropolitan Area.

## Where industrial scale meets logistical efficiency

If you are looking to set up a **large-scale operation (Big Box)** or an **agro-industrial export project**, this is the municipality with the best infrastructure and the most solid track record of welcoming multinationals in the Lezíria do Tejo region.



## Identity Card: Almeirim 2026 - The Food & Logistics Giant

Indicator	Strategic Data	Impact on Investors
<b>Population</b>	23.087 residents	Skilled workforce and stable population
<b>Total Area</b>	222,12 km <sup>2</sup>	Flat topography, ideal for industrial construction
<b>Companies</b>	+2.940 units	Headquarters of large multinationals (Mercadona, Sumol, Compal)
<b>Industrial Zones</b>	Almeirim Industrial Zone	One of the largest and best-equipped in the country
<b>Road Networks</b>	A13, A1 (via Ponte D. Luís), IC10	Direct connectivity to Lisbon, Porto, Faro and Spain



## Identity Card: Almeirim 2026 - The Food & Logistics Giant

Indicator	Strategic Data	Impact on Investors
<b>Innovation</b>	High-Tech Logistics Hub	A benchmark in automation and cold chain efficiency
<b>Housing</b>	Planned Urban Expansion	Strong residential demand due to industrial employment
<b>2026 Municipal Budget</b>	~28 Million Euros	Investment in access roads and business parks.
<b>Taxation</b>	IMI Intermediate Tax (0.375%)	Stability and low asset maintenance costs
<b>Gastronomy</b>	Sopa da Pedra ("stone soup") and wines	Strong regional brand that boosts tourism and retail



## Where Investment Meets Destiny, in the strategic heart of Portugal

Almeirim has a central and privileged location with direct access to the highway A13 and proximity to the highway **A1**, quickly connecting the north, south, and interior of the country. The quick connection to Santarém (5 min) and the **A13** allows Almeirim to function as a dry port for goods circulating between the Port of Sines and Northern Europe.

**Logistics and agribusiness** continue to be the most dynamic sectors, with opportunities for modernization and technological innovation. Almeirim is the nerve center for the processing of agricultural products from Lezíria. It is the ideal location for investors in **cold storage warehouses and food-based industrial units**.

For investors focused on agribusiness or sustainable projects, there are around **189 agricultural plots of land** for sale, with sizes that can exceed **50,000 m<sup>2</sup>**. The price of agricultural land in Portugal has risen sharply, making these areas attractive for land banking or productive exploitation.

Almeirim has been expanding its capacity to accommodate large projects. It has a **policy of attracting companies via Derrama** (Municipal Tax, which is levied on the previous year's taxable income), **with exemptions for those who create permanent jobs and has a large supply of land for industrial and logistics development** at competitive costs compared to the metropolitan areas of Lisbon and Porto.



## Where Investment Meets Destiny, in the strategic heart of Portugal

**Industrial Lots:** Currently, there are listings of land for industrial and logistics purposes with areas ranging from 3,000 m<sup>2</sup> to 23,000 m<sup>2</sup> in the expansion zone.

**Developable Land/Expansion:** There are assets available for industrial subdivision with total areas of approximately 25,000 m<sup>2</sup>.

**Average Prices:** Well-located industrial land has competitive market values, with recent offers in the region of €872,000 for large plots.

**New Logistics Hub for the Iberian Peninsula:** Statistical data on land in Almeirim highlights the municipality as one of the main recipients of large-scale logistics investment in Portugal.



## Established investments in Almeirim

The Mercadona's Logistics Block, inaugurated in 2025, is the largest in the Iberian Peninsula, occupying a total area of 440,000 m<sup>2</sup> (of which 120,000 m<sup>2</sup> is built area).

This facility is the largest logistics block in Almeirim and has created a ripple effect. Packaging, transport, and maintenance companies are occupying the adjacent lots, generating a high-yield ecosystem.



## Established investments in Almeirim

New operational base for the **Paulo Duarte Group**, a €4 million investment that reinforces the municipality's vocation for road logistics. The infrastructure will occupy an area of 25,000 square metres.

The new logistics centre has been developed in a strategic location, driven by the opening of the logistics block of the Mercadona supermarket chain.



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Soprema (French multinational), which is also investing more than €100 million in new industrial units in the municipalities of Almeirim and Alpiarça, a project scheduled for completion in 2027.

The company already has an industrial unit operating in the Alpiarça Industrial Zone. According to Soprema, the geographical proximity between the two locations will allow for an integrated and efficient approach, in line with the principles of sustainability and innovation that guide the group.

## Key Advantages for Investors

- **Highly attractive tax incentives:** Benefit from a municipal tax strategy designed for growth, with a intermediate tax rate (0.375%) and competitive municipal surtax, with exemptions available for startups and SMEs.
- **Attractive Yields:** Secondary cities such as this offer competitive gross yields, often higher than those in capital cities due to the lower cost of land acquisition.
- **Reduced Development Costs:** Take advantage of substantial discounts on urban planning and licensing fees for strategic industrial and logistics projects.
- **Proven Success:** Join global leaders such as Mercadona, which chose Almeirim for its largest logistics block in the Iberian Peninsula (440,000 m<sup>2</sup>), proving the region's capacity for large-scale operations.
- **Availability of Prime Land:** Access to high-quality industrial land with direct highway connections at a fraction of the cost of coastal centers.
- **Connectivity:** The prime location in Ribatejo allows quick access to major national highways, connecting the north and south of the country and linking to Spain.
- **Space for innovation:** Possibility of developing build-to-rent or industrial projects with environmental certifications from the ground up, taking advantage of Ribatejo's favorable topography and sunshine.



## Key Advantages for Investors

In terms of quality of life, housing, and sustainability, Almeirim still maintains a balance between cultural tradition (gastronomy, folklore) and urban modernity. With thousands of visitors each week due to "Stone Soup", there is a clear opportunity for modern retail projects, urban hotels, and short-term tourism support services. There are major urban regeneration projects and new residential developments to support the influx of workers from the new industrial units. For urban regeneration in the city center, there are also incentives such as 6% VAT (IVA) and benefits in terms of IMI and IMT for new residential projects.





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