

*A territory to discover, invest  
in and share*

# Municipality of Azambuja



azambuja  
Município



# What sets Azambuja apart?

The greatest wealth of this municipality is the way of life of the people who live here and their sense of belonging.

They are dedicated, determined and resilient people.

This intangible asset gives us a favourable position in relation to other municipalities.

The tranquillity, security, geostrategic position and investment incentive system set us apart from the municipalities bordering Lisbon.

Azambuja is a good place to invest, work and live.



**Total area:** 263 km<sup>2</sup> (101.54 square miles)



**Resident population 2024:** 23,448 people

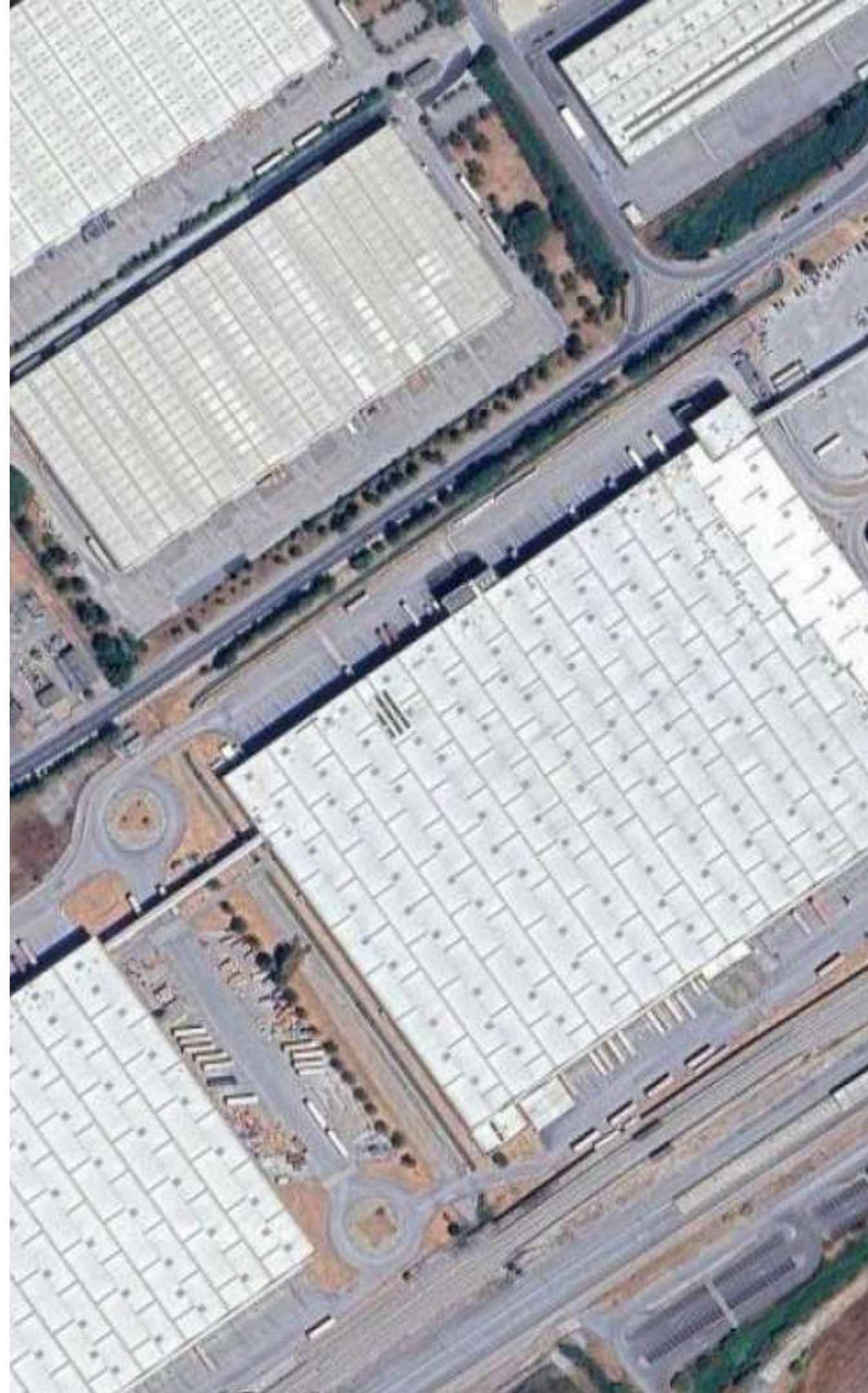


**Population density:** 89 inhabitants per km<sup>2</sup>  
**Population change rate between 2021 and 2024:** + 6.7%



# Portugal's major logistical Hub

Azambuja logistics centre is Portugal's major industrial and distribution hub, bringing together several parks and warehouses belonging to the largest national companies and international operators. It is a key part of the Lisbon region's economy and logistics in Portugal.



Efficient distribution throughout the country and direct connection to international markets.

-  Central location in Portugal
-  Good road accessibility
-  Direct connection to the main railway line
-  Large plots of land available for warehouses
-  Lower costs than Lisbon

# Much more than just logistics

## AGRICULTURE

Azambuja is located in the fertile Lezíria do Tejo, one of the most productive agricultural areas in the country. Agriculture remains one of the foundations of its economic and territorial identity.

A unique ecosystem for agro-industrial investment and food distribution





# Much more than just logistics

## **TOURISM – a growing opportunity**

Azambuja offers a unique combination of nature, Ribatejo culture and proximity to Lisbon, positioning itself as an emerging destination for rural, gastronomic and experiential tourism.

- Rural and nature tourism
- Ribatejo culture and traditions
- Wine tourism and gastronomy



# PROJECTS

Logistics and Industry

## LOCATION – AVEIRAS DE CIMA

- **National accesses:** With its privileged geographical position, Portugal is a gateway to Europe, especially with regard to the submarine data cable infrastructure (with connections to North America, Latin America, Africa and Europe), which makes it a magnet for investors and operators in the data management sector.
- **Aveiras de Cima, Azambuja Municipality:** The strategic location in prime zone 1 is close to the AE A1, one of Portugal's main road infrastructures, one hour from Humberto Delgado International Airport and important sea ports. Already the largest logistics center in the country, it is a privileged location for large companies due to its proximity to vital national infrastructures
- **Availability of space:** Aveiras de Cima has a great deal of land available for strategic development, and the mobilization of Greater Lisbon's operational activities to this area is becoming increasingly urgent, as evidenced by the 2.3% unemployment rate in the Lisbon district.
- **Renewable Energy Production:** Aveiras de Cima is home to one of the largest photovoltaic solar parks in the Iberian Peninsula, which is in the final stages of construction.
- **Municipal Support:** Aveiras de Cima intends to position itself at the forefront of technological development, providing modern and sustainable infrastructures to meet the logistical and industrial needs of the future.

### PRIME RENTS (€/sqm/month)



2025 CBRE, INC

Fonte: CBRE Logistics Research Q4 2025



Lisbon Airport  
50 km



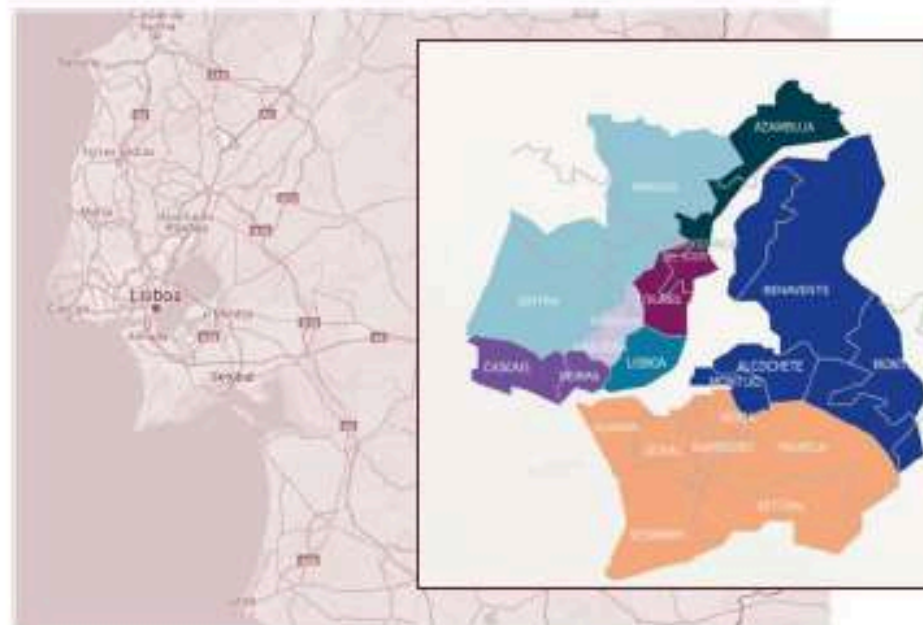
Train Station  
12 mints



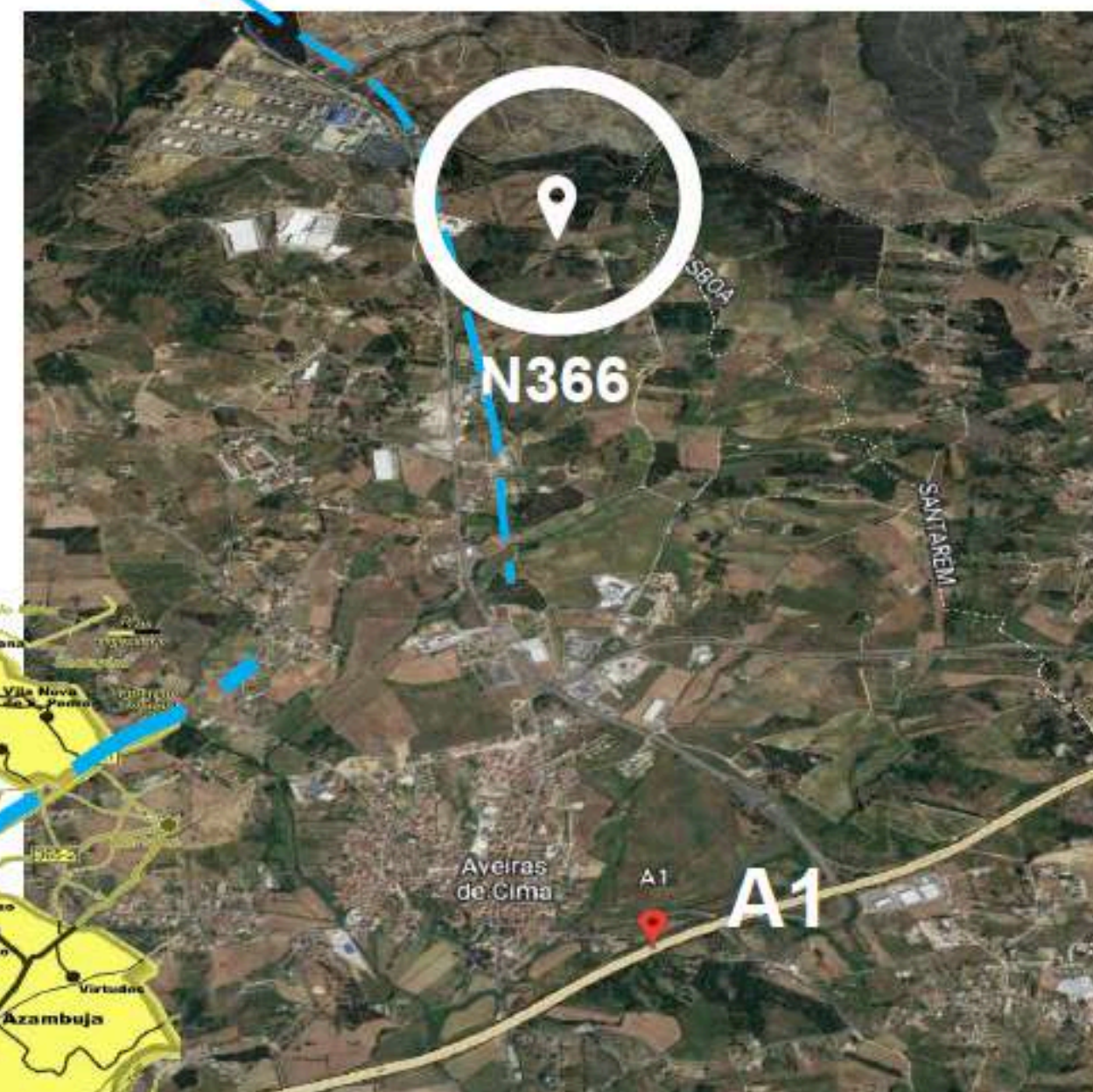
Highway  
3 mints



Deep Water  
Port  
147 km



- Z1 Alverca/Azambuja/Aveiras de Cima
- Z2 Sacavém
- Z3 Lisbon City
- Z4 Montijo/Alcochete Z5 Palmela/Setúbal
- Z6 Carnaxide/ Alfragide Z7 Sintra (upward CREL)
- Z8 Cascais (upward CREL)



An architectural rendering of a modern, multi-story building complex with a distinctive white and black facade. The building features a series of horizontal white bands and large glass windows. The complex is situated on a hillside with a view of a valley and mountains in the background. The foreground shows a wide, paved road with several cars and a large, open plaza area with many people walking. The overall scene is bright and sunny, suggesting a clear day.

**AVEIRAS ECO VALLEY**

**INDUSTRIAL | LOGISTICS |  
RESIDENTIAL | COMMERCIAL**

# MasterPlan

208 hectares of Detailed Plan

REAL ESTATE  
Industry | Logistics | Residential |  
Commercial



**Aveiras Eco Valley** is a landmark development located in Aveiras de Cima, within the municipality of Azambuja, next to the AE1 motorway junction, in a strategic position along the main Lisbon–Azambuja logistics corridor. The Aveiras de Cima Norte Detailed Plan (PPACN) covers approximately **208 hectares** and aims to create a new integrated urban and business hub, benefiting from its proximity to the Lisbon Metropolitan Area.

The development of Eco Valley is based on four fundamental pillars — **Live, Work, Preserve and Promote** — guiding the creation of a new urban area with complementary uses, integrating services, facilities, retail, housing, and industry. The territorial layout ensures a functional separation between residential and industrial areas, with central zones dedicated to commerce, services, and community facilities.

The physical boundaries of the project are defined to the north by Quinta da Torre Bela, to the west by EN 366, to the south by the roundabout connecting to the motorway junction, and to the east by the municipal boundary.

Eco Valley has been designed as a fully planned and serviced business park, primarily focused on logistics, technology, energy, industry, and services, addressing the shortage of qualified urban land in the region.

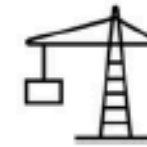
Aveiras Eco Valley aims to establish itself as a major sustainable economic development hub, creating a new functional center with strong accessibility, high-quality public spaces, and business support services — ready to welcome companies, talent, and communities.

## Project Highlights

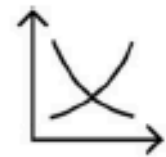
- Strategically located near the AE1 junction, along the Lisbon–Azambuja corridor, with direct access to the Lisbon Metropolitan Area
- Approximate total area of 208 hectares
- New integrated business and urban hub
- Strong focus on environmental sustainability, energy efficiency, and landscape integration
- Designed for logistics, technology, energy, industry, and services
- Functional planning with clear separation between residential and industrial areas
- Aiming to establish Aveiras as a leading economic and technological hub



Residential Area  
~ 10.000,00 sqm  
implantation



Industrial/Logistic Area  
~ 400.000,00 sqm  
implantation



Services & Commerce  
(Retail Park, Hotel,  
Supermarket...)  
~ 65.500,00 sqm



Green Spaces



Infrastructure &  
Equipments (Health,  
Police, Fire Department)

| AVEIRAS ECO VALLEY – LOOK & FEEL





**AVETEL PARK AZAMBUJA**  
**TRANSPORT | ENERGY | LOGISTICS**

# | THE PROJECT – PARTNERSHIPS HIGHLIGHTS

## INVESTORS & FUNDS

- **Flexible business models:** Turnkey, long-term lease, or forward funding tailored to each investor profile.
- **Reduced risk:** Prime location with proven logistics demand, ensuring fast and stable occupancy.
- **Value growth potential:** Developed to high construction standards, increasing asset value over time.
- **Phased development:** Opportunity to invest in multiple stages, adjusting capital deployment.
- **Strategic portfolio asset:** Tangible, resilient, and aligned with the growing demand for quality logistics space.

## CONSTRUCTION COMPANIES

- **Portfolio of opportunities:** Phased development with multiple plots available for building logistics warehouses tailored to each client.
- **Long-term commercial partnerships:** Ability to replicate construction solutions and optimize costs across several project phases.
- **Profitable, long-term business opportunity:** Significant projected square meter volume, ensuring a continuous construction and revenue pipeline.

## TENANTS

- **Prime Location – Zone 1:** Aveiras on Portugal’s main logistics corridor (A1/A10) with fast links to Lisbon, Porto, and Spain.
- **Established logistics hub:** Close to leading companies (Carreras, CLC, NEOEN, SONAE) already operating in the area.
- **Skilled workforce:** Region with available qualified and operational labor for the sector.
- **Modern infrastructure:** Efficient warehouses, fully serviced and adaptable to operational needs.
- **On-site support services:** Truck parking/rest area; light retail and dining for staff; dedicated support zones for operations and team well-being.
- **Contract flexibility:** Lease, build-to-suit, or future expansion within the park.

## BANKS AND FINANCIAL INSTITUTIONS

- **Solid, low-risk project:** Strategic location and strong logistics demand ensure fast occupancy and long-term leases.
- **Predictable cash flow:** Lease agreements structured from the outset with reputable tenants.
- **Diversified revenue models:** Financing applicable to both turnkey construction and forward funding operations.

# MasterPlan

182 hectares of Detailed Plan

300.000,00 sqm of construction

REAL ESTATE  
Transports | Energy | Logistics



## | AVETEL PARK – DETAILED PLAN

**AVETEL PARK** is a large-scale logistics and industrial park strategically located in **Aveiras de Cima – Azambuja**, along **EN366** and directly connected to the **A1 motorway**, positioning Azambuja as the main northern gateway to the Lisbon Metropolitan Area.

Designed for the **Technology, Energy, and Logistics sectors**, AVETEL PARK offers a **purpose-built business environment** supported by a detailed planning framework that ensures **integrated infrastructure, operational efficiency, and long-term value creation**.

### **Phased Development Strategy**

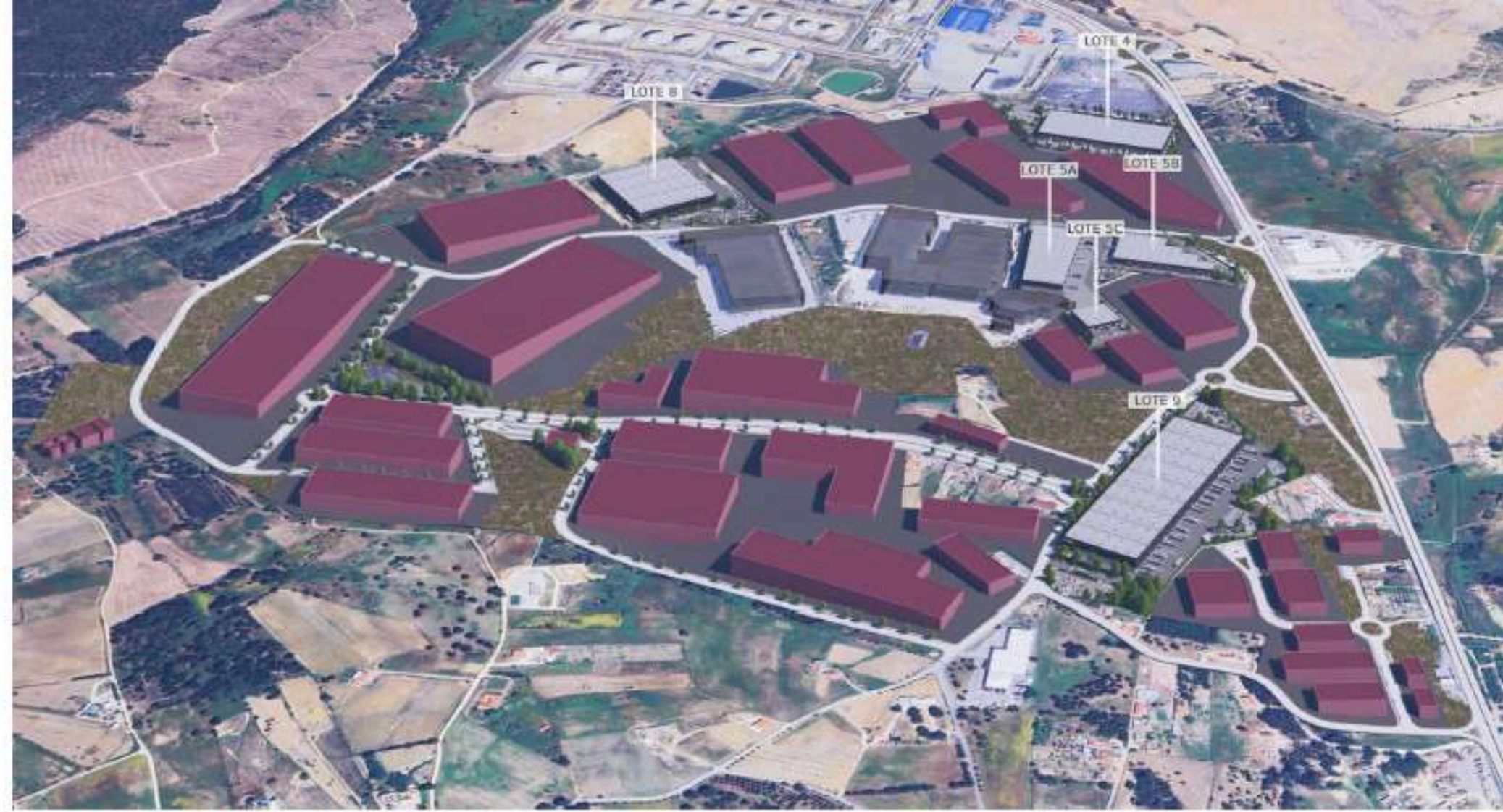
AVETEL PARK will be delivered in **two phases**:

**Phase 1** includes **Plots 4, 5, 8 and 9**, allowing early activation of the park and immediate market positioning.

**Phase 2** comprises the remaining plots, totaling approximately **X sqm**, which will be developed through the **Previous Communication procedure following approval of the Detailed Plan**.

AVETEL PARK is conceived as a **modern, scalable industrial destination**, offering investors and occupiers:

- Prime connectivity to Lisbon and national logistics corridors
- Flexible development solutions
- Reduced administrative timelines
- Long-term asset value creation
- A strategic platform for growth in technology-driven industries



### **Project Highlights**

- Strategic location with direct access to **A1 (Lisbon–Porto)**, near the AE1 junction along the Lisbon–Azambuja corridor, ensuring strong connectivity to the Lisbon Metropolitan Area
- Approximate total area of **182 hectares**
- **New industrial and logistics hub** designed for **logistics, technology, energy and industrial uses**
- Integrated **detailed plan under development**, ensuring coordinated infrastructure
- **Up to 50% construction index per plot**
- Possibility of **large-scale platforms up to 50,000 sqm**, adaptable to market needs
- **Four main accesses** (North, South, East and West), ensuring excellent circulation and connectivity
- Designed for **high-performance logistics, energy infrastructure, and advanced technological operations**
- Project aimed at establishing **Aveiras as a leading economic and technological hub**



**LOGISTIC PLATFORMS | CARRASQUEIRA**  
Aveiras de Cima, Azambuja

# Layout

The property features two warehouses, perfect for the development of key logistics operations, supported by a three-story office zone for each asset. The design also includes modern facilities, such as restrooms for both public and staff use, as well as a reception area. The entire layout has been carefully designed to address not only environmental concerns but also human and social needs, fostering an efficient and comfortable working environment for employees. The facility meets the highest international standards, fully complying with national legislation and sustainability requirements. The offering stands out for its innovation, quality, and commitment to excellence.

**14.09 ha**

Land area

**72.655 sqm**

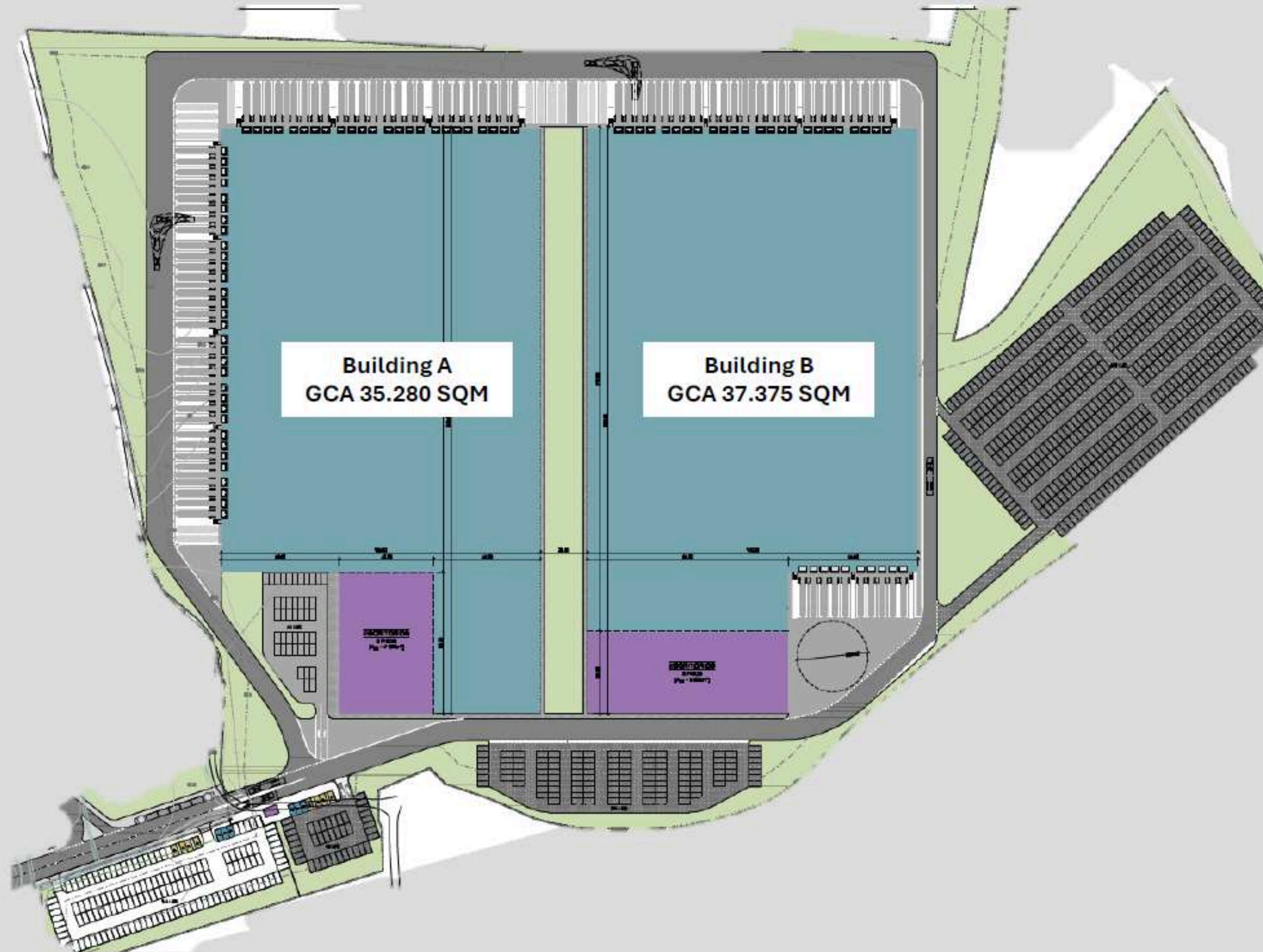
Gross area

**61.900 sqm**

Implantation area

**> 15 mt**

Height





# Layout

The property features a large warehouse area, perfect for the development of key logistics operations, supported by a three-story office zone. The design also includes modern facilities, such as restrooms for both public and staff use, as well as a reception area. The entire layout has been carefully designed to address not only environmental concerns but also human and social needs, fostering an efficient and comfortable working environment for employees. The facility meets the highest international standards, fully complying with national legislation and sustainability requirements. The offering stands out for its innovation, quality, and commitment to excellence.

**13.69 ha**

Land area

**40.416 sqm**

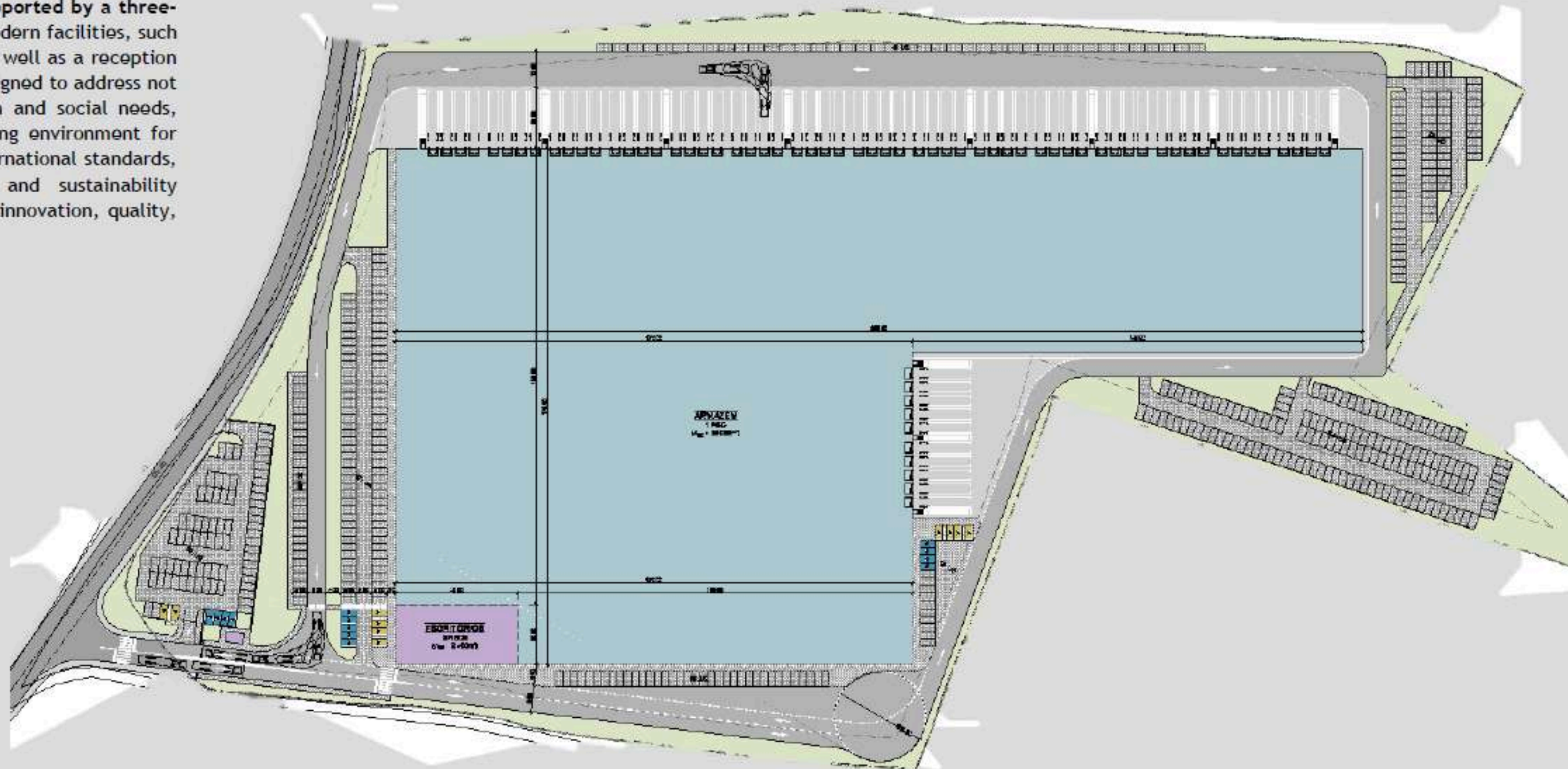
Gross area

**38.816 sqm**

Implantation area

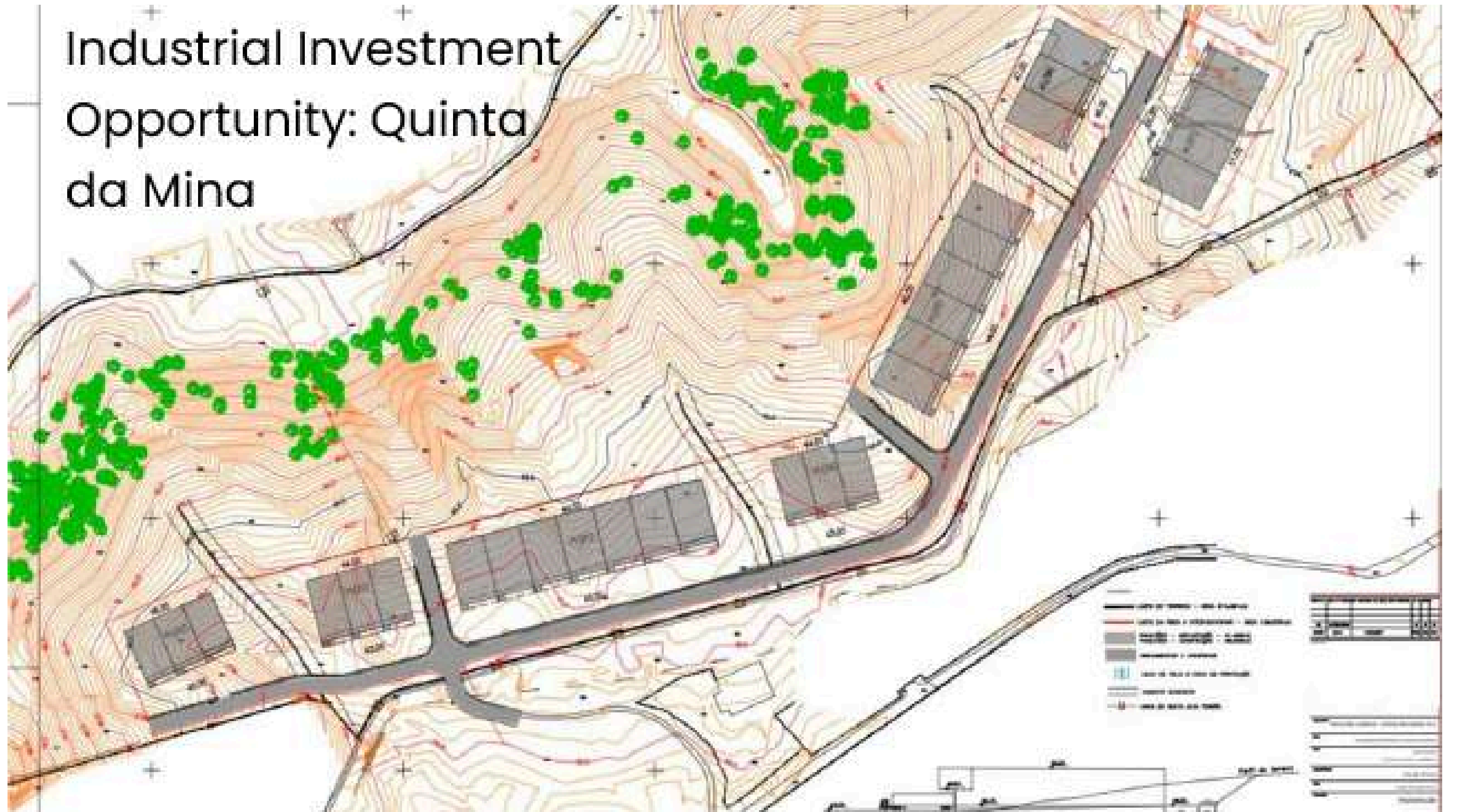
**> 15 mt**

Height





# Industrial Investment Opportunity: Quinta da Mina



## The Future of Logistics Hubs

Prime Industrial Asset – 151.8 Acres in the Heart of Portugal

One of the most strategic industrial real estate assets currently on the market. Situated in **Vila Nova da Rainha (Azambuja)**, this **614,400 sqm<sup>2</sup>** plot provides the rare scale required for "Giga-Logistics" and Tier-1 industrial operations.

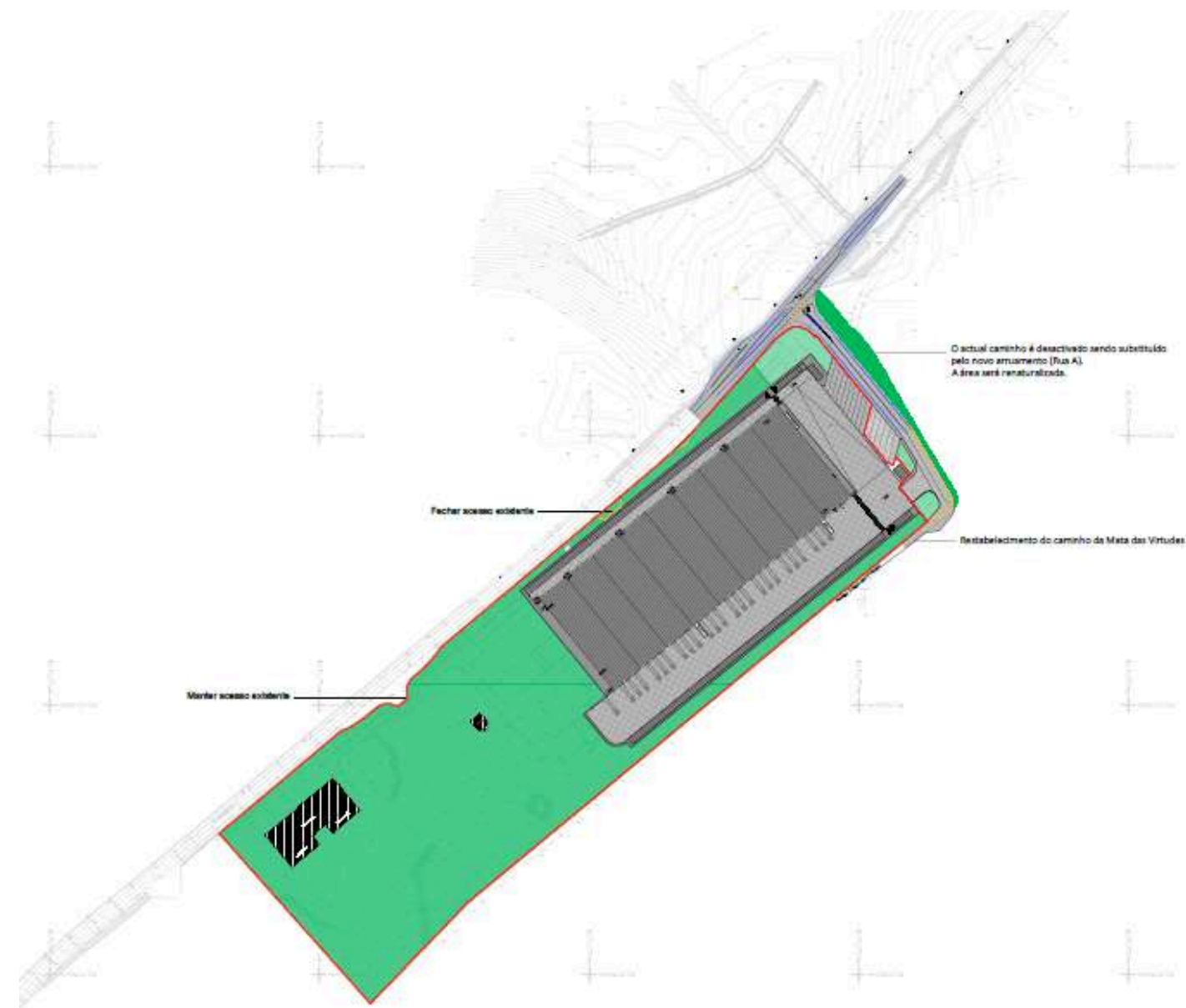
### Why Invest Here?

- **Strategic Hub:** Located at the core of Portugal's primary logistics corridor, home to major players like Sonae and Jerónimo Martins.
- **Connectivity:** Direct "Last-Mile" and "Long-Haul" capability via the A1 (North) and A10 (East-West) motorways, connecting Lisbon to Madrid and Oporto.
- **Construction Efficiency:** The favorable terrain ensures optimized development costs and a high **Gross Leasable Area (GLA)** ratio.
- **Scarcity Value:** In a market starved of large-scale plots (>10ha), this 61ha asset represents a unique opportunity for institutional developers and REITs.



# Former Frauhental facilities suitable for investment in industrial space

Land with **100,000m<sup>2</sup>** of industrial land, served by the N3 National Road and also by access to the A1 Lisbon-Porto Highway, via the Carregado, Aveiras de Cima and Cartaxo access roads, being approximately the same distance from the three highway junctions, with a 600m frontage on the N3. New access roads approved by Infraestruturas de Portugal. 45 km from Lisbon.



# PROJECTS

Tourism and Hospitality  
development



# MANIQUE DO INTENDENTE CHURCH PALACE



The original plan for the façade of the Manique do Intendente Church/Palace, dedicated to St. Peter, is the only national example of a church/palace commissioned by private individuals, in this case the General Intendant of Police, Diogo Inácio Pina de Manique. Dominating the main square of Manique do Intendente, the church-palace stands out for its monumental façade, which incorporates the chapel in the centre.

Project launched nationally under the REVIVE Programme, which opens up heritage sites to private investment for the development of tourism projects, through the granting of operating rights by public tender.

The area to be used for tourism purposes is the entire property, excluding the chapel.

The concession for its operation, free of charge, is generally granted for a period of 50 years, thus allowing the requalification, enhancement, and sustainability for touristic and heritage investments.

# THE “PALÁCIO DA RAINHA” - INN AND TRADING POST

The Inn, or the "Palácio da Rainha" (Queen's Palace) as it is known, emerged within the framework of the "Obras Novas" Plan outlined at the end of the 18th century, during the reign of Queen Maria I, which was extended throughout the 19th century, to reuse and enhance the infrastructure and hydrographic resources, essential for the country's economic progress and development. The fact that it is known by the local population as "Palace" is mainly due to the presence of royalty, especially King D. Carlos and Prince Luís Filipe, who travelled to this area because of the abundance of hunting game. The water canal was also used for regattas, very typical of the Romantic era.

Project launched nationally under the REVIVE Programme, which opens up heritage sites to private investment for the development of tourism projects, through the granting of operating rights by public tender.

The concession for its operation, free of charge, is generally granted for a period of 50 years, thus allowing the requalification, enhancement, and sustainability for touristic and heritage investments.





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