



município
BENAVENTE



Welcome to Benavente

Benavente is a region on the move, honoring its Ribatejo roots while investing in innovation, sustainability, and quality of life.

We value education as the foundation of active and responsible citizenship, and we believe that development must be balanced, preserving our natural and cultural heritage.

We are living in a time of great opportunities and new challenges. The implementation of structural projects for the region will require planning, determination, and strategic vision. We are prepared to face this future with confidence, promoting economic growth, social cohesion, and a more sustainable and efficient model of mobility.

With a commitment to continue doing more and better, on behalf of the well-being of all residents, we are ready to welcome those looking for new investment opportunities. Together we can grow, with the best of Benavente giving returns to those who choose us.

The Mayor of Benavente,

Sónia Ferreira



Benavente in a glance

Benavente marks its position in Iberian logistics, it is the consolidated logistics market, a relevant logistics hub in Portugal, where the world's largest players (Amazon, DHL, Worten, Sonae) are located.

The new urban frontier: With the most competitive land adjacent to the Lisbon metropolitan area and with a policy of reduced taxes, Benavente is the ideal destination for large-scale residential projects and convenience stores.

Benavente is at the center of the Lisbon-Sines-Spain triangle (The "Golden Triangle"). The A10 motorway acts as Lisbon's outer ring road, allowing traffic to bypass the city and connecting the north and south directly.

The area where the new Luís de Camões Airport will be built will act as a catalyst for development, anticipating profits by boosting regional economic activity, attracting real estate investment, and strengthening urban planning, housing, and mobility. The municipality is focused on ensuring that the infrastructure serves the country while also promoting local development.

Natural heritage, gastronomy, quality of life, and safety are undeniably valued assets, both for attracting new residents and for developing tourism.



Identity Card: Benavente 2026

Indicator	Strategic Data	Impact on Investors
Population	~30.000 residents	Young population and strong demographic growth.
Total Area	521,38 km ²	Vast plain, geographically perfect for logistics.
Companies	~2.800 units	Multinational scale business density.
Industrial zones	Samora Correia / Benavente Logistics	The largest cluster of "Big Box" warehouses in the country.
Main Road Networks	A10, A1, A2 e A6	Central point connecting the ports of Lisbon, Sines, and Setúbal
Infraestruturas	Landlocked Port / Logistics Platforms	Maximum operational efficiency for e-commerce.

Identity Card: Benavente 2026

Indicator	Strategic Data	Impact on Investors
Housing	Expansion in Samora Correia.	Massive demand for housing by skilled workers.
Environment	Tagus Estuary Nature Reserve	Potential for luxury real estate and nature projects
2026 Municipal budget	~39,4 Millions Euros	Focus on urban mobility and access redevelopment.
Security	Low Crime Rate (32 crimes per 1,000 inhabitants)	Safe territory with robust civil protection infrastructure.

Key Strategic Competitive Advantages

1

Energy Transition and Sustainability: With warehouse roofs totaling hundreds of thousands of m², the municipality leads in the installation of Collective Self-Consumption Units (UPAC). Benavente offers the largest plots of flat land on the south bank of the Tagus River, **ideal for Data Centers and Next-Generation Logistics (Grade A).**



2

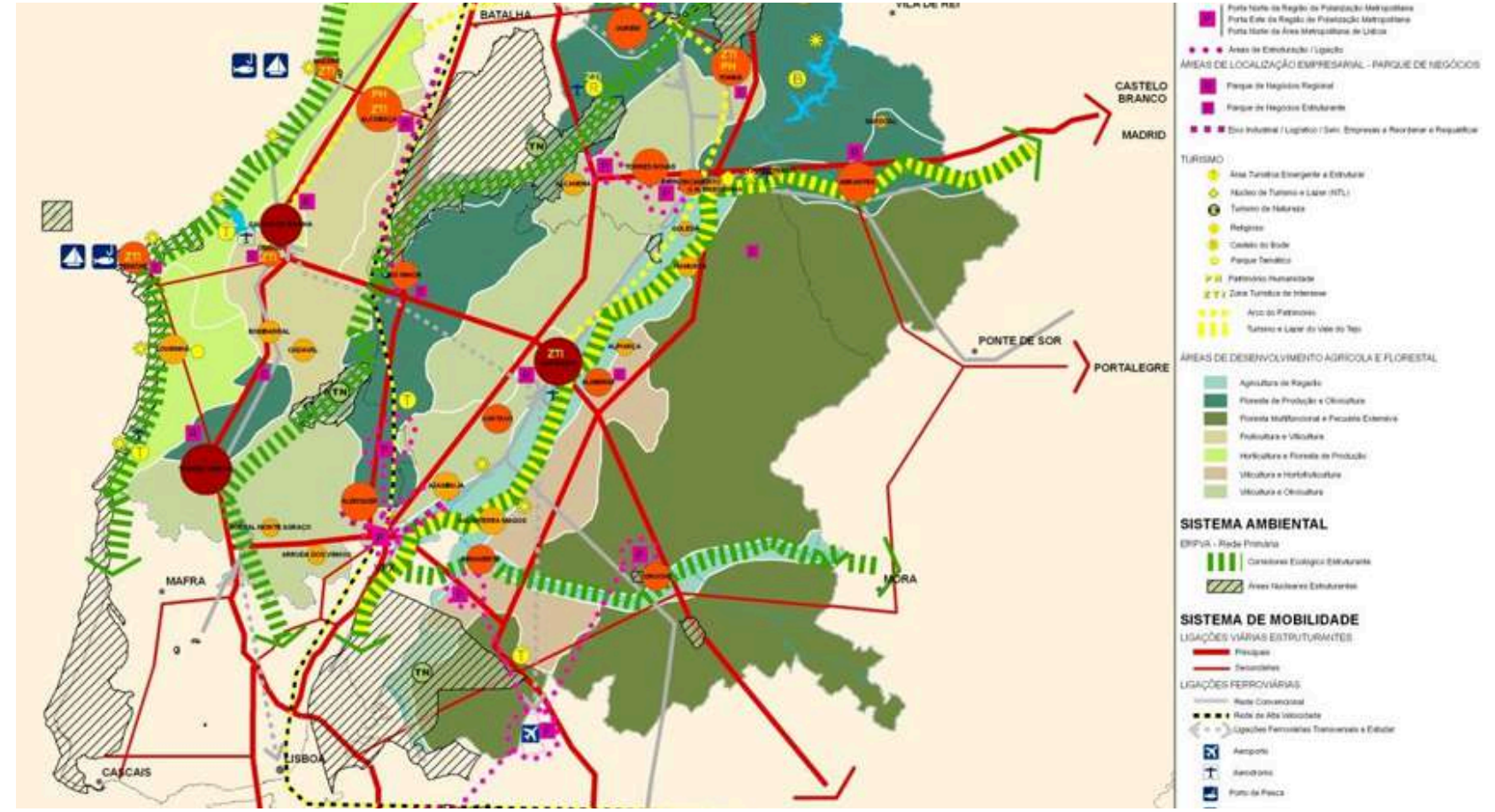
Residential Expansion: Due to pressure in Lisbon, Samora Correia (one of the parishes of Benavente) has become a middle-to-upper-class commuter town. There is a huge opportunity for the development of **gated communities and convenience retail**. There are also large plots of land for Build-to-Rent (BtR) projects and affordable housing, serving the large workforce in the adjacent industrial zones.



Key Strategic Competitive Advantages

3

With the revision of the Benavente Municipal Master Plan (PDM), the mixed-use areas in Samora Correia and Porto Alto are the "crown jewels" for immediate licensing (priority is given to transforming old, obsolete warehouse areas into intensive mixed-use zones). Ideal for local retail parks and next-generation commercial spaces, as well as loft-living and one-/two-bedroom apartments for young professionals working remotely or in the logistics hub.



4

The tourism potential of the **Tagus Estuary Nature Reserve** and **golf** (e.g., Santo Estêvão Golf), positioning the municipality as a slow living destination 30 minutes from Lisbon, as well as opportunities for Senior Living and residential tourism projects, combining small convenience commercial areas with luxury homes



Featured Tax Benefits:

- **Derrama:** Reduced rates for technology-based or logistics companies that choose the municipality for their registered office or that create permanent jobs (see the Benavente Tax Benefits Regulation). As well as, derrama exemption for companies with profits up to €150,000 in 2026, to attract the service ecosystem that will occupy the mixed-use commercial areas.
- **IMI (Municipal Property Tax) at Minimum 0.3%:** Guaranteed fiscal stability, essential for large real estate portfolios.
- **Exemption from IMT (Property Transfer Tax):** Benavente and Samora Correia have urban rehabilitation areas with aggressive incentives for the renovation of old buildings..
- **VAT at 6%:** applicable to all urban rehabilitation contracts (ARU).
- **Licensing Fast-Track:** In 2025/2026, the municipality implemented a one-stop shop for large investors, guaranteeing reduced approval times for urban regeneration projects. Benavente's Online Services desk ([Serviços Online de Benavente](#)) allows for the digital tracking of licensing processes, reducing waiting times compared to the administrative congestion in the capital.
- **Benavente**, presents a competitive cost advantage, as it offers a significant difference compared to Lisbon, not only due to land prices, but also due to reduced tax burden and municipal fees.

Cost Comparison: Benavente vs. Lisboa (Mixed-Use Project)

Tax Indicator / Rate	Municipality Benavente (2026)	Municipality Lisbon (2026)	Advantage Benavente
Derrama (IRC)	0% to 1,4% (exemption <150k€ profit)	1,5% (maximum rate)	Exemption for SMEs
IMI (Property Tax)	0,3% (minimum legal rate)	0,3% a 0,4%	Lower annual fixed cost
Urbanization Tax (TMU)	Less ~30% a 50%	High rates (dense areas)	Direct reduction in CAPEX
VAT on Rehabilitation (ARU)	6% (in delimited areas)	6% (in delimited areas)	Competitive equality
TRIU (Combings)	Based on eco-efficiency	Consumption-indexed rates	Operational savings

Discover Benavente Logistic Park

Benavente Logistic Park is a logistics platform covering 90,717m², located on land designated for logistics or industrial use.

The development is located on the N118, in Benavente, next to the access point to the A10-Ponte da Lezíria, which connects to the A1 (Lisbon-Porto) and the A6, towards Badajoz.

Main Distances

In Portugal:

Lisboa: 53km (32.9 milhas) - Travel time: 53m

Porto: 293 km (182 milhas) - Travel time: 2h40m

Setúbal: 77 km (47,8 milhas) - Travel time: 45m

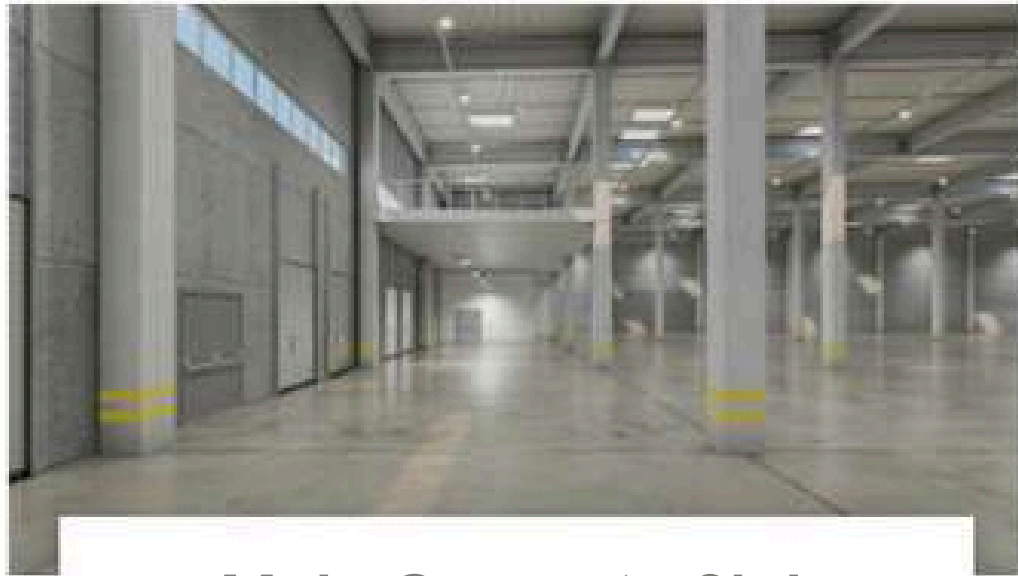
In Spain:

Badajoz: 214 km (133 milhas) - Travel time: 1h58m

Madrid: 616 km (383 milhas) - Travel time: 5h22m

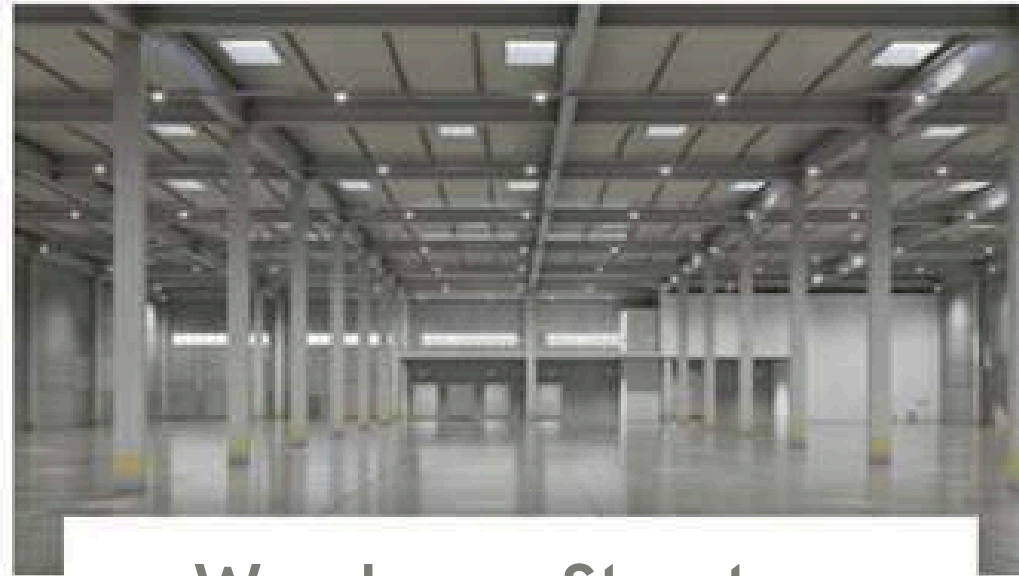


Discover Benavente Logistic Park



Main Concrete Slab

It will allow an overload capacity of 6 tons/m²



Warehouse Structure

Clear ceiling height 12 meters



Cargo Dock

93 berths and parking for 183 heavy vehicles and 481 light vehicles.

Sustainability and Recognition:

- BREEAM Excellent Certification: The project was designed under high sustainability standards, integrating LED lighting, water management systems, and the preservation of green areas (including cork oak trees).
- The complex already has prominent tenants, such as CTT (occupying approximately 29,500 m²) and Torrestir (with an area of 43,500 m²).



Life Quality

Benavente has all the necessary infrastructure to ensure the consolidation of all levels of well-being for its population: education, health, sports, and culture. These are areas of ongoing development and investment.



Natural heritage

Benavente is located within the Tagus Estuary Nature Reserve and is crossed by the Sorraia River. The fauna and flora provided by this natural setting are unique. The Tagus Estuary is the largest wetland in the country and one of the most important in Europe, a sanctuary for fish, mollusks, crustaceans, and, above all, birds, which stop there during their migration between Northern Europe and Africa. The wealth of these lands is the foundation of Benavente's culture and tradition: agriculture, animal breeding and equestrian art.





Cultural heritage

A rich gastronomy, in which rice plays a prominent part, with flavors that reflect the countryside tradition and the influence of the river.

Tradition still marks the lives of the people of Benavente, as well as its history and cultural heritage, which are proudly preserved.





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