

**MIPIM**

Cannes

9-13 March 2026

**CARTAXO**





This dossier provides a summary presentation of the Municipality of Cartaxo.

Our commitment is to build a future where people, planet, and progress thrive together.

The Municipality is focused on bringing private-sector investment, which catalyzes growth and opportunity for the development of our territory.

We believe that Cartaxo is a destination for investment and business development, working together for driving the transition to low-carbon cities and resilient economies.

Connecting vision and technology, it will be possible empower the future for a sustainable growth.

*Mayor of the Cartaxo Municipality*

*João Ferreira Heitor*

# Key Drivers

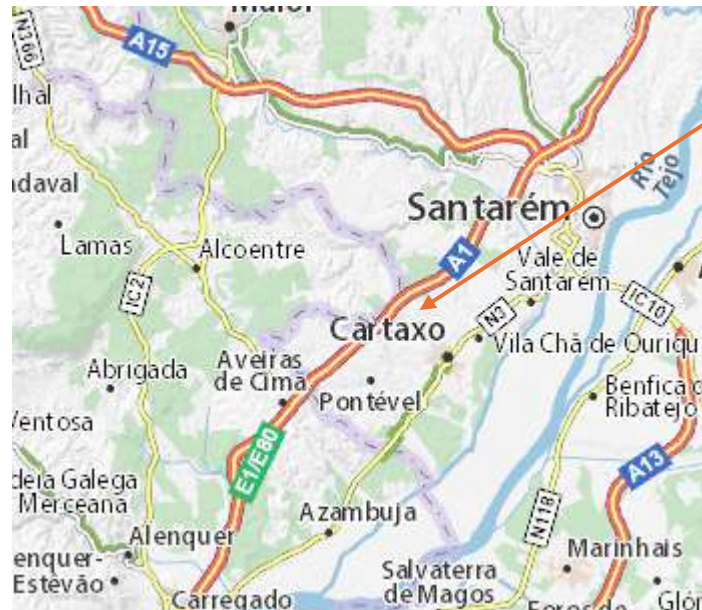


# Cartaxo

## The Best of the City in the Countryside

Cartaxo offers the opportunity of both city and countryside, a riverside location, proximity to the highway and direct access to Lisbon.

**A unique place to live, work, and invest.**



# Cartaxo

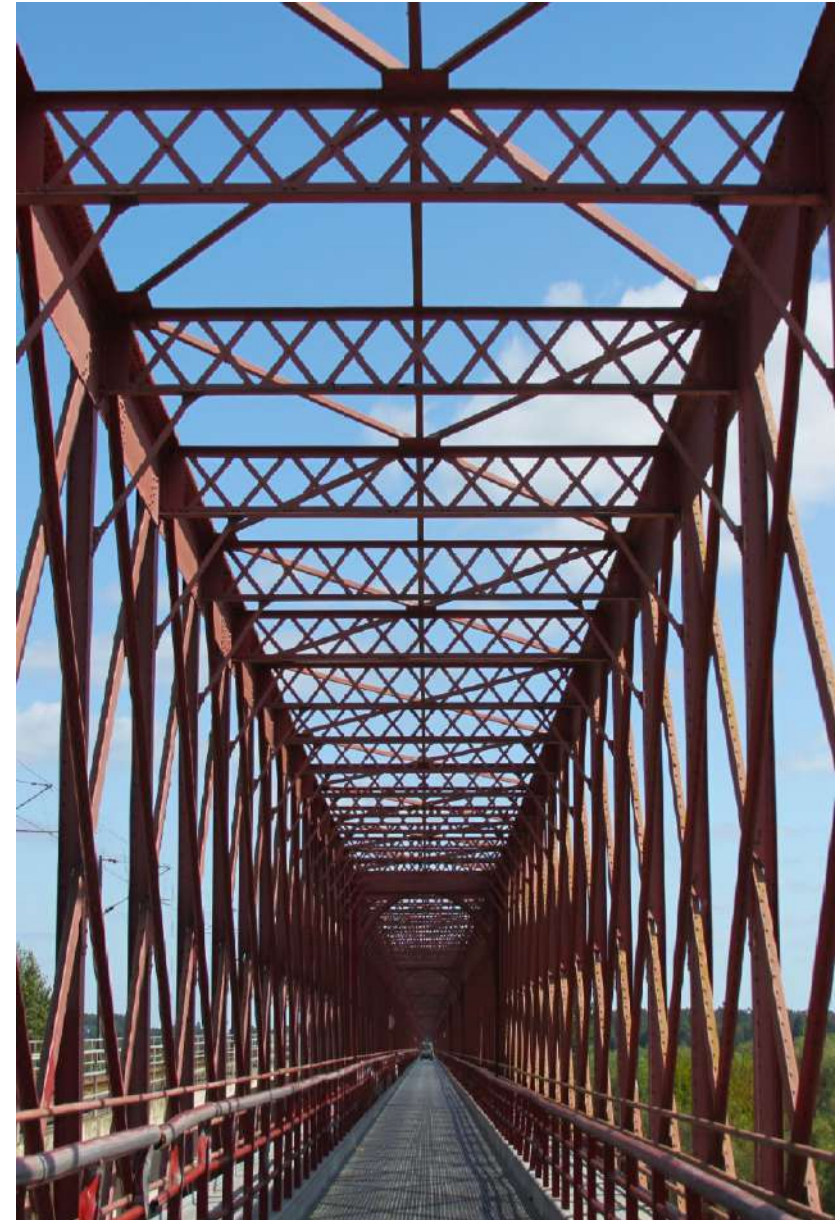
## The Best of the City in the Countryside

**Cartaxo is the “Gateway to Lezíria.”** It is the municipality that offers the perfect transition between the urban dynamism of Lisbon and the productive capacity of Ribatejo, making it a destination of choice for Value-Added Logistics and Wine Tourism.

It is home to the **SUCH (Common Hospital Use Service)** Logistics Hub, a strategic public health infrastructure that serves as a state-of-the-art logistics warehouse responsible for managing stocks and supplying medical devices and equipment to all health units in Portugal. Cartaxo has thus created skilled jobs and reinforced its position as a logistics hub specializing in the pharmaceutical/health sector.

Cartaxo is widely recognized as **the Wine Capital of Portugal**. Located in the heart of Ribatejo, the municipality has a deep historical connection with winemaking, which defines its economic and cultural identity. The municipality is home to the Cartaxo Rural and Wine Museum.

With a **budget for 2026 of €48.4 million, of which €22.66 million is for new health centers and refurbished public spaces, Cartaxo is thus enhancing the value of all adjacent residential assets.**



**2 direct connections to the A1 highway**

**30 minutes from Lisbon, capital of Portugal**

15 minutes from Santarém, district capital

01h30 minutes from the Port of Setúbal

45 minutes from the beaches of the West Coast

35 minutes from Lisbon Region Supply Market

Train: Northern line

### **Security – High Social Stability**

Save and consolidated environment for family investment

Population: 24 500 inhabitants

Population density: 154 hab/km2

Young population (< 24 years old): 23%

Working population (25 – 64 years old): 52%

SME: 2 469 companies





In the municipality of Cartaxo there are several sports facilities that contribute to a healthy lifestyle:

municipal stadium

municipal swimming pools

municipal tennis courts

municipal athletics track

padel courts



The 15,828 hectares that made up the municipality's area were distributed as follows: 11,892 ha for agriculture, 2,475 ha of forest, and 1,461 ha occupied by social or uncultivated land.

In 2009, there were 596 agricultural holdings in the municipality, occupying a usable agricultural area of 6,978 ha.

In terms of permanent crops, vineyards occupied an area of approximately 76%, having a predominant expression.

In addition to the predominance of wine production, the production of cereals, horticultural products, vegetables, and fruits is gaining significance.

**The agri-food and beverage industry:** It is the historical economic engine.

**Animal Nutrition:** Cartaxo is an important hub in this subsector.

**Plastics and Construction Industries:** The municipality has diversified its industrial base.

**Industrial Services:** The strategic location next to the A1 motorway and the Pontével interchange favors the growth of industrial support units.

According to recent data, the municipality has approximately **400 companies classified as manufacturing industries.**





### Public Establishments – Educational Offer

1 Secondary school

2 Basic Schools | 2nd and 3rd cycles

10 Basic Schools | 1st cycle

07 Pre-school Education



In the municipality there are important **infrastructures to support economic activities in conferences, meetings or workshops:**

Cartaxo Cultural Center  
Quinta das Pratas Municipal Auditorium  
Cartaxo Youth Forum Room  
Marcelino Mesquita Library  
The future Incubator Space

# Economic Growth



I&D  
 Low-carbon  
 Circular economy  
 Green technology  
 Greener future



| Key Focus Areas                    | Sectors   | Locations   |
|------------------------------------|---|---|
| Agroindustry<br>Food & Agriculture | Non-extensive agriculture<br>Fruit and vegetable crops, vineyards, olive, rice,<br>Agroindustry   | Lezíria do Tejo: one of the most productive areas in Portugal.<br>Water availability from the Tagus River and its tributaries.                                |
| Eco Tourism                        | Hotel (4 stars) or Boutique Hotel<br>Marina - Nautical recreation   | Cartaxo City - Private areas available<br>Revitalizing the ancient hotel at Quinta das Pratas, in Cartaxo<br>Recreational boating in the riverfront of Valada |
| Health                             | Laboratories and pharmaceutical products<br>Biotechnology<br>Medical equipment and supplies   | Valley Park<br>Casal Branco Business Park<br>Privileged areas for economic activities compatible with residential use within the city limits                  |
| Construction & Living              | Sustainable homes<br>Resilient infrastructures<br>Reshaping design, build and live  | ARU - Urban Rehabilitation Areas<br>Benefits  |
| Metalworking<br>Electromechanical  | Metalworking 4.0<br>Welding Metalwork<br>Industrial Design<br>Constructions Metalworking for the food, automotive, and agricultural sectors | Future Casal Branco Business Park<br>Industrial Park of Vila Chã de Ourique   |



## Valley Park Business and Industrial Park

**Industry and Services**

**Total number of plots: 119**

**Location: 1 minute to the A1 motorway**

Number of plots with infrastructure (total area of 3.5 hectares): 86

**Maximum occupancy index equal to the plot area**

Plots of 500 m<sup>2</sup>; 1000 m<sup>2</sup>; 2100m<sup>2</sup> – 3100m<sup>2</sup>

**Maximum building height: 15 m**

Number of vacant plots:

**Average price per m<sup>2</sup>: upon request**

Possibility of unification

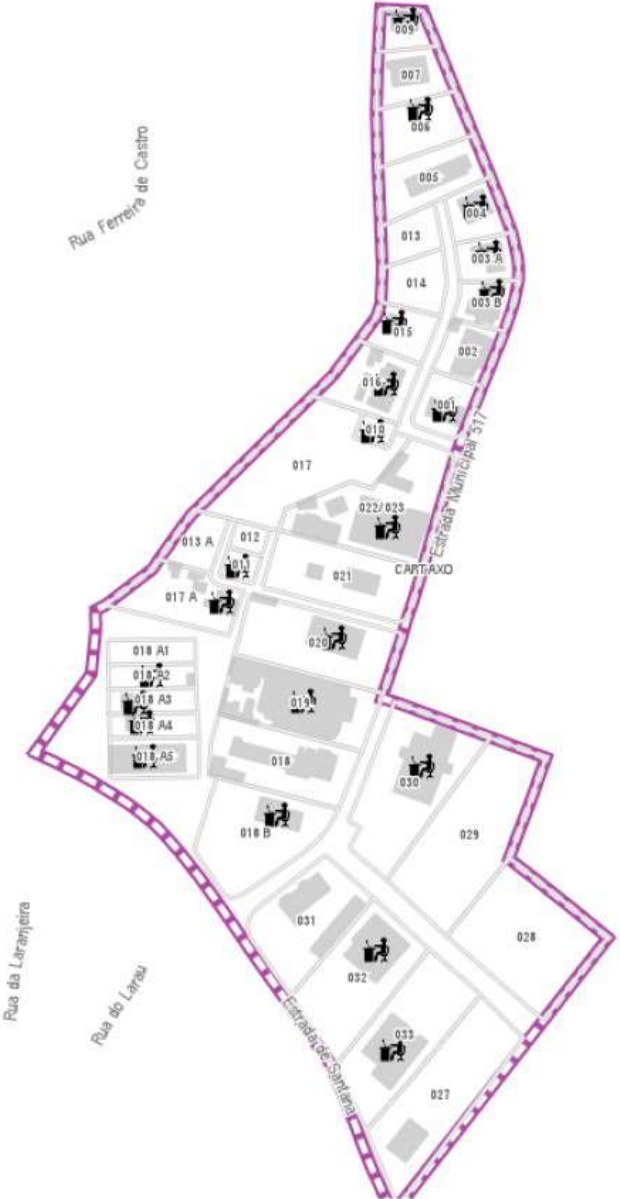


## Future Casal Branco Business and Industrial Park

|   |   |
|---|---|
| <b>Detailed plan approved</b>                   | <b>31 plots: Industry and services</b>                            |
| <b>Infrastructure to be built</b>               | Plot areas: between 1,560 m <sup>2</sup> and 2,990 m <sup>2</sup> |
| <b>Location: 10 minutes from the A1 highway</b> | Estimated value of plots: upon request                            |
| <b>Possibility of unification</b>               | Price per m <sup>2</sup> : upon request                           |

# Industrial Zone of Vila Chã de Ourique

|   |
|---|
| <b>15 minutes from A1 highway</b>   |
| <b>Industry</b>   |
| <p>The <b>Vila Chã de Ourique Industrial Zone</b> is the most established park for companies to set up and the first area for businesses in the municipality.</p> <p>It currently has private plots available for the installation of new companies in industrial areas, namely mechanics, electricity, metalwork, agri-food, among others.</p> |



# Cartaxo City

## Industry and Services



|  |                              |
|--|------------------------------|
| Estrada Nacional 114-2                   | 50 000 m2                    |
| 5 minutes from A1 Highway                |                              |
| <b>City of Cartaxo</b>                   | <b>Industry and Services</b> |
| Laboratories and pharmaceutical products |                              |
| Biotechnology                            |                              |
| Medical equipment and supplies           |                              |
| Business with high level of I&D          |                              |



## Investment Opportunities

### Habitational Construction Sector

In the municipality of Cartaxo there are approximately **one thousand hectares of land with urban-residential development potential, and over 1,000 housings units to be build in private development projects.**

## Urban Rehabilitation Áreas

### Tax Advantages



#### **Municipal Property Tax (IMI)**

Urban buildings undergoing rehabilitation area, exempt from municipal property tax (IMI) for a period of five years, starting from the year of completion of the rehabilitation.

#### **Municipal Property Transfer Tax (IMT)**

Acquisitions of urban buildings or autonomous fractions of urban buildings intended exclusively for own and permanent residence are exempt from IMT (Property Transfer Tax) in the first onerous transfer of the rehabilitated building, when located in the "Urban Rehabilitation Area"

## Others Key Tax Benefits



**Minimum Property Tax (0.3%):** Maintenance of the minimum rate to ensure the municipality's tax competitiveness.

**VAT:** Possibility of applying a reduced VAT rate to rehabilitation works, in accordance with national and local legislation.

**Agricultural Investment Support:** Incentive programs for the modernization of wineries and infrastructure linked to the “Wine Capital.”



## Investment Opportunities

### Waterfront and Nautical Recreation

#### Tagus River

Cartaxo offers a major opportunity to invest in the riverfront.

#### Mix-used projects incorporate:

- Marina
- Restaurant
- Residential units
- Beach
- Boat tours
- Eco-friendly development



## Investment Opportunities

### Wine Tourism

With the growth of luxury tourism in Portugal, **Cartaxo offers historic properties and wine estates ready for conversion into Wine Resorts, combining agricultural production with premium hospitality.**

**It offers a “wine-growing” and rural-chic lifestyle that attracts digital nomads and young families.**

Cartaxo maintains a steady increase in real estate values.

# Live Cartaxo









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