

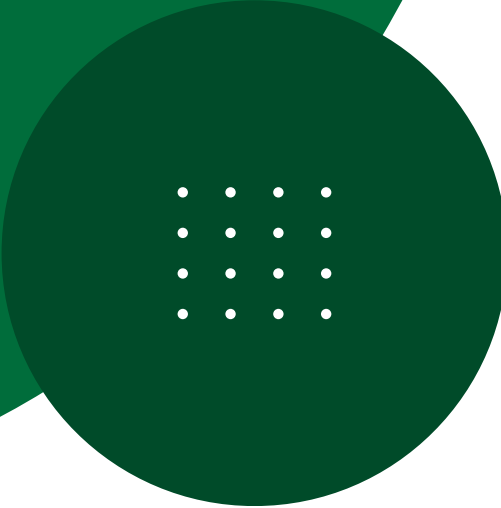
**coruche**  
m u n i c í p i o

# EXECUTIVE SUMMARY

Coruche is establishing itself as a welcoming business location, strategically situated between the Lisbon Metropolitan Area, Lezíria do Tejo and Central Alentejo. The size of the municipality, the availability of land with infrastructure and its proximity to the main national road and logistics corridors are decisive factors for the establishment and expansion of economic activities.

With a strong specialisation in the agricultural, agro-industrial and forestry sectors, Coruche is part of consolidated value chains, boosted by the enhancement of natural resources and a municipal strategy focused on sustainability, innovation and job creation. The existence of organised business areas, combined with competitive taxation and swift administrative processes, reinforces the territory's attractiveness for productive investment.

In a context of growing demand for efficient, accessible and environmentally responsible locations, Coruche offers conditions for the development of solid business projects with a lasting economic and territorial impact.



## MESSAGE FROM THE MAYOR OF CORUCHE MUNICIPALITY

Coruche is positioning itself, in this new cycle of territorial development, as an emerging hub in the regional and national context, boosted by the future installation of the new Lisbon airport. This structural infrastructure opens up a historic opportunity to reposition the municipality as a strategic place to live, work and invest, reinforcing its attractiveness, connectivity and capacity to generate value.

The municipality of Coruche plays an active role in promoting entrepreneurship, with a particular focus on economic sectors with the greatest growth potential and capacity to generate upstream and downstream development effects. We believe that productive investment, innovation and entrepreneurship are essential drivers of economic and social development in the region.

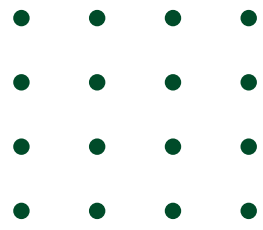
Our municipal action translates into a clear commitment to creating favourable conditions for attracting businesses and investment, supported by a solid network of partnerships, protocols and institutional synergies. We prioritise efficient public management, based on fast, flexible and transparent processes, as an instrument of social and territorial cohesion and the effective implementation of public decisions.

In a context of digital transition and growing demands for sustainability, the municipality positions itself as a true accelerator of investment, welcoming ideas, projects and ventures, particularly those that are innovative and distinctive. Alongside competitive municipal taxation, which includes exemptions and direct tax benefits, we offer a structured and sustainable business environment, supported by qualified business industrial zones, notably the Sorraia Business Park (ZIMB Norte).

The commitments we are making today aim to create lasting value, positively impact future generations, and open new windows of opportunity in economic, social, and environmental dimensions.

**Coruche is the future. Welcome!!**

**Nuno José Azevedo**



## A territory to invest in with a future



Coruche, a territory of inspiring natural heritage and humanised landscape, with history spanning over 7,500 years, is home to one of the largest municipalities in Portugal, with an area of 1,115.70 km<sup>2</sup> and a population of 17,356 inhabitants (2021 Census). The municipality is structured around the town of Coruche and complementary urban centres, spread over six parishes: Biscainho, Branca, Couço, São José da Lamarosa, Santana do Mato and União das Freguesias de Coruche, Fajarda e Erra. Located on the south bank of the Tagus River and crossed by the Sorraia River, Coruche borders Chamusca and Almeirim to the north, Ponte de Sor to the northeast, Mora to the east, Arraiolos to the southeast, Montemor-o-Novo and Montijo to the south, Benavente to the west and Salvaterra de Magos to the northwest.

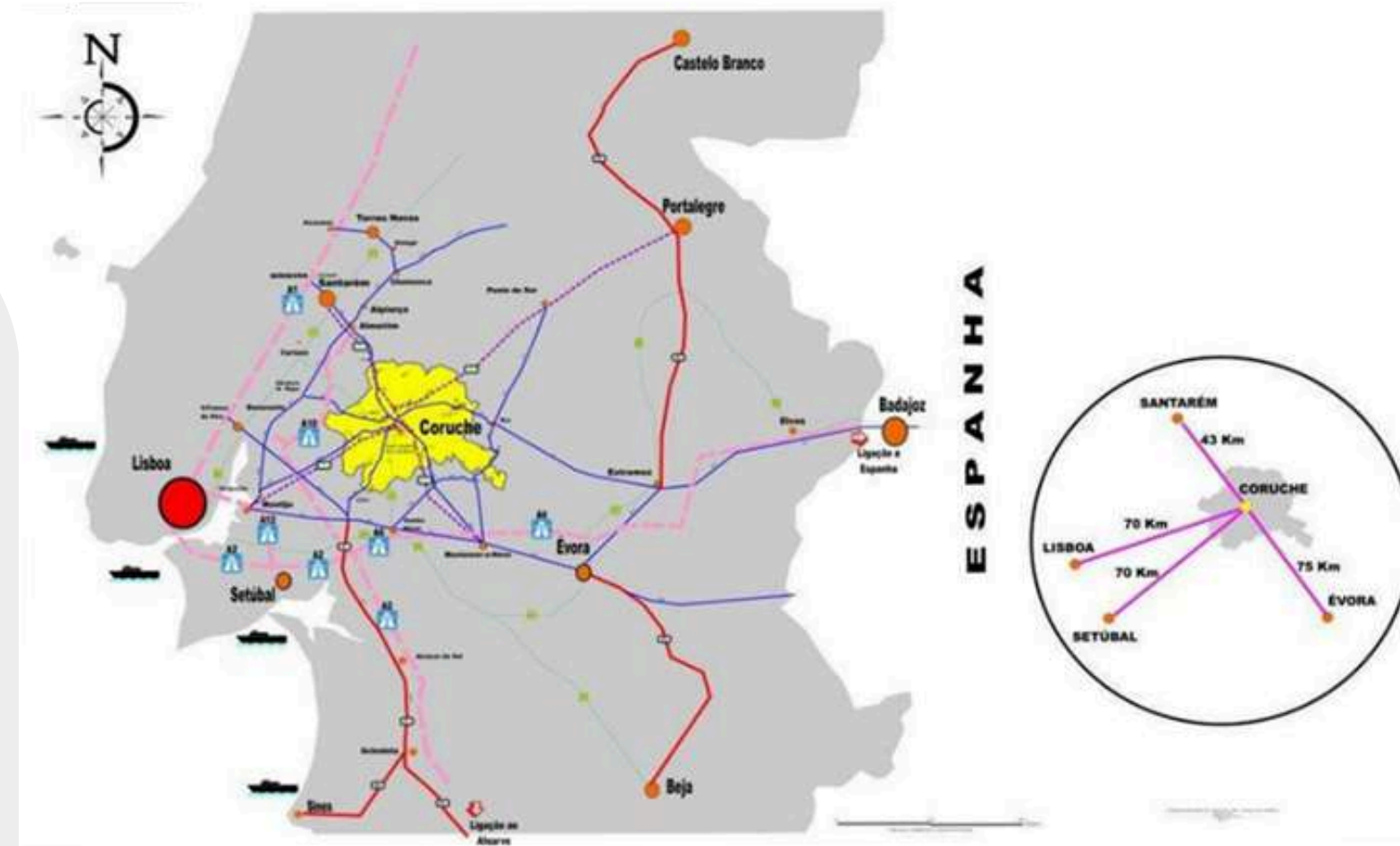
Part of the Lezíria do Tejo sub-region, Coruche occupies a unique position as the southernmost territory in this territorial unit, playing a strategic role as an intermediary between Lezíria do Tejo and Central Alentejo. Part of the statistical region of Alentejo (NUTS II) and the sub-region of Lezíria do Tejo (NUTS III), the municipality benefits from a pivotal location that enhances economic, logistical and territorial complementarities. With strong links to the primary sector, Coruche is one of the most important agricultural centres in the country, offering strategic opportunities associated with the enhancement of natural resources and the strengthening of the respective value chains.

At the same time, Coruche stands out as a territory that strikes a balance between urban and rural life, on a scale that is in keeping with its identity and vocation. A consistent commitment to environmental sustainability, a high quality of life, economic dynamism and the promotion of cultural and heritage values are the cornerstones of a forward-looking development strategy, positioning the municipality as an attractive place to live, work and invest.

**Coruche thus asserts itself as a strategic territory for investment, combining a privileged location, quality of life, unique endogenous resources and an active municipal policy of support for businesses. On the doorstep of Lisbon, but with scale, tranquillity and sustainability, the municipality offers competitive conditions for industrial, business and tourism projects.**

# Strategic location

- Less than an hour from Lisbon and with direct connections to the main national and international motorways (A6, A13, A1, A2).
- Proximity to seaports, Lisbon International Airport and the national rail network.
- Hinge position between the Lisbon Metropolitan Area, Lezíria do Tejo and Alentejo.



**Competitive edge:** Fast access to markets, logistics centres and national and Iberian distribution chains.

## Road connections

Near the A6 and A13 motorways (Santo Estêvão junction and Salvaterra de Magos junction, with connections to the A1, A2



## Bus terminal

- Coruche Bus Terminal in the centre of town
- Express network with daily arrivals from Lisbon and Santarém
- Regional network with arrivals and departures to locations within the municipality and district



## Air transportation

- Humberto Delgado Airport (Lisbon): 80 km
- New Lisbon Airport: 50 km
- Évora Municipal Aerodrome: 81 km



## Maritime transportation

- Port of Lisbon: 80 km
- Port of Setúbal: 70 km



## Rail transportation

- Santarém Railway Station is just 39 km away, connected via the EN114 and IC10 roads, with daily connections to Lisbon and Porto via the Northern Line: Alfa Pendular, Intercidades, Regional, InterRegional and International.
- Near the Setil-Vendas Novas railway line.





# A sustainable and distinctive territory

- Major national producer of cork (around 10% of national production), recognized as the World Capital of Cork.
- Coruche hosts the largest continuous area of cork oak forest in Portugal, contributing significantly to the environment and the economy..
- Ecosystems of excellence (Vale do Sorraia, marshlands, heathlands) that promote sustainable and innovative projects in agribusiness and tourism.

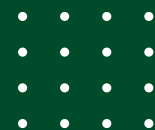


**Competitive edge:** investment aligned with the green economy, bioeconomy and sustainability.

# Quality of life that attracts people and talent

- A peaceful, safe and sustainable lifestyle, offering an alternative to crowded urban areas.
- Competitive housing supply, with space, nature and controlled costs.
- Local public services, comprehensive educational network, healthcare, and cultural and sports facilities.

**Competitive edge:** capacity to attract and retain population, technical staff and families.



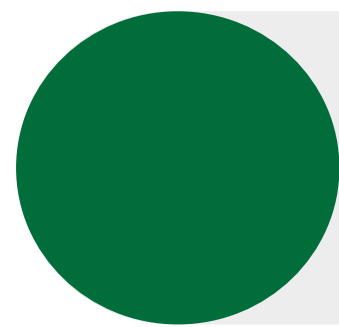


# Diversified and resilient economy

- Strong specialisation in the agro-industrial, agri-food, forestry and cork sectors.
- Transformation industries, logistics, commerce, and services in growth
- Expanding tourism, with distinctive products linked to nature, culture, and gastronomy.



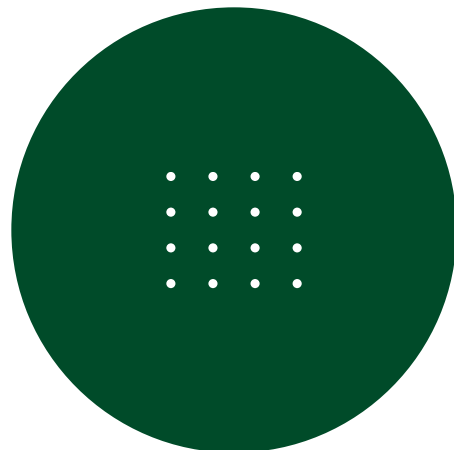
**Competitive edge:** solid economic fabric, with the capacity to integrate into national and international value chains



# Business development areas



- **Sorraia Business Park** (ZIMB Norte) covering 47 hectares and comprising around 100 industrial plots.
- Plots available for industry, logistics, services and innovative activities.
- Business incubation and support infrastructure – *Coruche Empreende StartUp*
- Infrastructure in place and fast-track licensing processes.



**Competitive edge:** Ready-to-install solutions for growth and predictable investment.



# Investor support and incentives

- Competitive municipal taxation and benefits for establishing businesses (exemption from IMT and IMI).
- Industrial plots at attractive prices.
- Planning and Economic Development Office (GPDE) with personalised support.
- Partnerships with IEFP, NERSANT, IAPMEI, technology hubs and research entities.

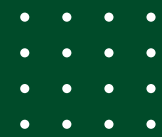


**Competitive edge:** a municipality that acts as a facilitator and partner for investment



# Tourism, Green Economy and Agri-food with growth potential

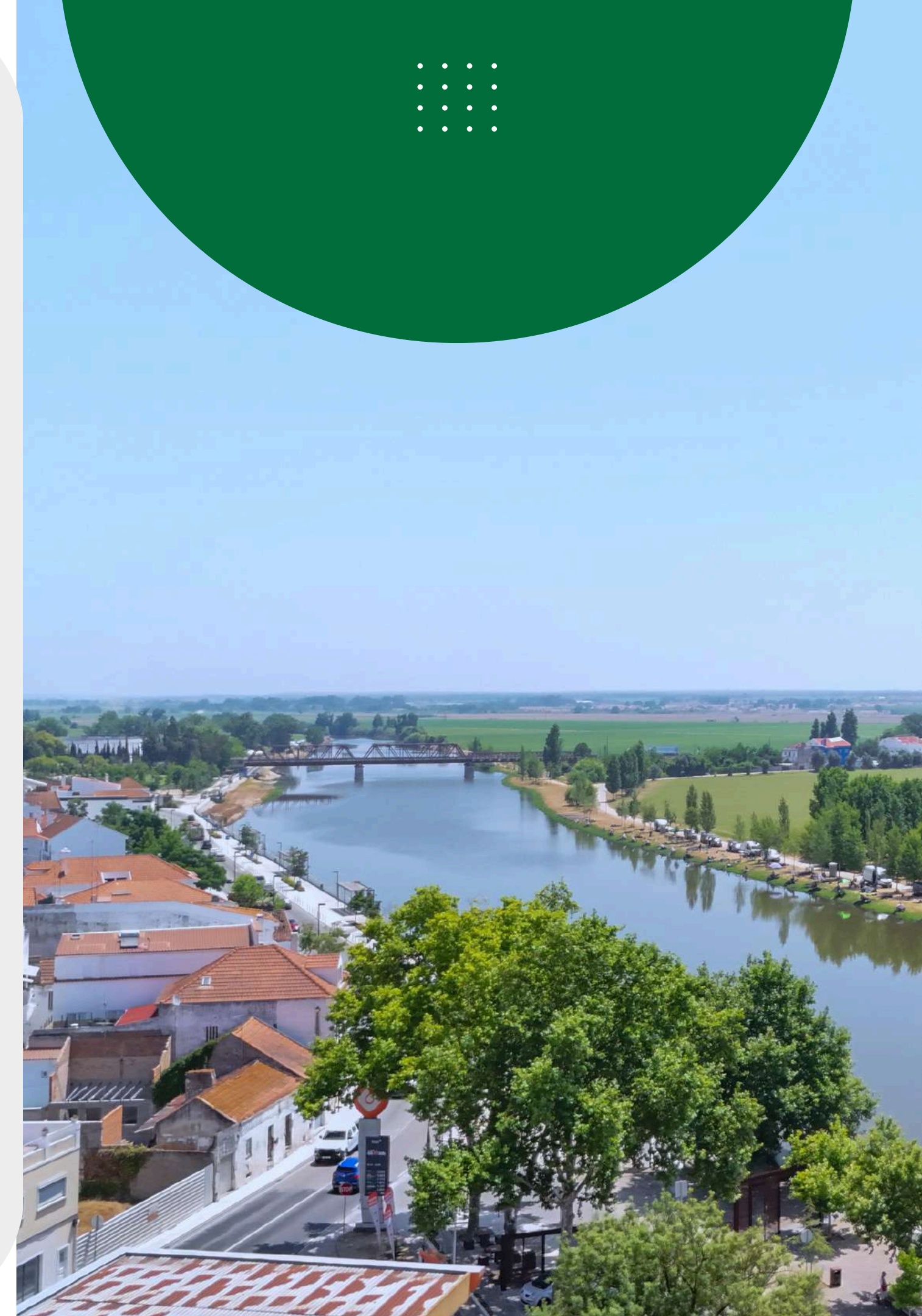
- Emerging destination for nature, cultural and gastronomic tourism.
- Growing demand for tourist accommodation, rural tourism projects and distinctive developments.
- Potential for residential investment associated with quality of life and proximity to Lisbon.



**Competitive edge:** opportunities for value-added real estate and tourism projects.

# Coruche at a glance – 10 reasons to invest

- 1 Strategic location nearby Lisbon.
- 2 Available business areas with infrastructure.
- 3 Incentives and competitive taxation.
- 4 Distinctive quality of life.
- 5 Proximity to the new Lisbon airport.
- 6 Sustainable and diversified economy.
- 7 Close and effective municipal support.
- 8 Unique natural and landscape resources.
- 9 Growing tourism.
- 10 A region with vision, stability and a bright future.





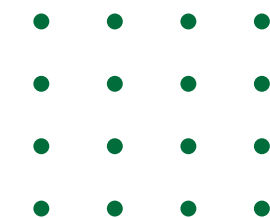
## Coruche is ready to welcome your investment

Coruche offers now the right conditions for those looking to invest with vision, security and the prospect of future appreciation. Its strategic location, availability of land, environmental quality, balance between urban and rural areas and a municipal policy geared towards sustainable economic development make Coruche a place of real opportunity.

Here, investment finds scale, proximity to major centres, institutional stability and a municipality that takes an active role as a partner to investors. Whether in the real estate, business, tourism or agro-industrial sector, Coruche offers a favourable context for transforming projects into value, growth and future.

**The next step can begin here!**





+351 243 610 200



geral@cm-coruche.pt



www.cm-coruche.pt



Praça da Liberdade 2100-121  
Coruche



**Gabinete de Planeamento e Desenvolvimento Económico (Economic Planning and Development Office):**

- Irina Pinto: [irina.pinto@cm-coruche.pt](mailto:irina.pinto@cm-coruche.pt)
- Rita Oliveira: [rita.oliveira@cm-coruche.pt](mailto:rita.oliveira@cm-coruche.pt)
- Ana Correia: [lojascomgente@cm-coruche.pt](mailto:lojascomgente@cm-coruche.pt)