



DOSSIER INVESTMENT

GOLEGÃ » 2026

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Golegã is not merely a place to invest.

*It is a place where investment
acquires identity.*

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1. MESSAGE FROM THE PRESIDENT

Golegã is a place with identity, ambition and a clear vision for the future. This dossier reflects the consistent work the Municipality has been carrying out to establish the borough as an attractive location in which to invest, do business and create value in a sustainable and lasting way.

Built upon a solid productive base, a strategic location and a distinctive identity — highlighted by the Lezíria do Tejo, the Equine Cluster, and internationally recognised companies such as Casa Mendes Gonçalves — Golegã today stands out as a competitive territory, prepared to welcome demanding projects geared towards global markets.

The Municipality plays an active role as a partner to investors, offering close support, institutional predictability and a proven capacity to secure funding and deliver strategic projects. Investment in infrastructure, territorial development, the green transition, and the enhancement of our cultural and economic assets translates into concrete opportunities for those who choose to invest in Golegã.

Investing in Golegã means investing in a place of human scale yet international ambition; in a borough where quality of life, identity and efficiency go hand in hand; and where investment finds partnership, trust and long-term vision.

We invite companies, investors and developers to discover Golegã and to build with us projects that contribute to a more competitive, sustainable and shared future.

António Camilo

President of the Municipal Council of Golegã



2. GOLEGÃ IN 60 SECONDS

Golegã is positioned as a strategic location in the center of Portugal, capable of serving the national, Iberian and European markets, combining accessibility, land availability and a distinctive economic identity.

Less than an hour from Lisbon, with direct access to the A1 and A23 motorways and the Northern Line railway, integrated into the Atlantic Corridor (TEN-T) and with functional proximity to the Port of Sines, Golegã also benefits from its closeness to the railway terminals operated by MEDWAY, ensuring genuine intermodality and a strong export-oriented profile.

But Golegã is more than logistics. Recognized as the Horse Capital, it brings together a unique equestrian ecosystem in Portugal — specialised services, events and tourism — complemented by cultural heritage, protected natural surroundings, including the Paul do Boquilobo Natural Reserve - UNESCO, and a high quality of life.



3. GOLEGÃ IN NUMBERS

This set of indicators highlights the human scale of Golegã, the existing territorial availability, and the municipality's effective capacity to host medium- and large-scale investment projects.

Territory and scale

- 84,32 km²
- 5 488 Inhabitants
- ≈ 65 hab./km²
- 75% of the territory with agricultural use (≈ 6 300 ha)

Location and logistics

- Center of Portugal
- A1 < 15 minutes | A23 direct connection to Spain
- Linha do Norte < 10 km
- MEDWAY rail terminals nearby
- Port of Sines ≈ 150 km

Economy and capacity

- ≈ 480 Non-financial companies (>99% PME)
- ≈ 2 200 Workstations
- ZALVT with 64,12 ha available
- Identified urban, industrial and heritage assets

4. WHAT MAKES GOLEGÃ UNIQUE

Golegã is distinguished by a rare combination in the national and European context: **geographical and logistical centrality**, functional capacity to host investment and a **strong cultural and economic identity**, internationally recognized and projected. This balance translates into a clear competitive advantage, allowing the municipality to attract investment, retain talent and develop sustainable, differentiated economic projects with long-term ambition.

The uniqueness of Golegã is based on the articulation between **infrastructure and connectivity, real productive base, quality of life and cultural, heritage and natural assets of high symbolic and economic value**. This combination positions the municipality not only as a functional territory to invest, but as a space where projects gain **identity, notoriety and context**, increasingly determining factors in investment decisions.

4.1 Quality of life and efficiency as a competitive advantage

Quality of life is one of Golegã's main strategic assets and a differentiating factor in attracting and retaining investment and talent. The **human scale of the territory, the low levels of urban pressure**, the **safety**, the **social proximity** and the natural surroundings of the Lezíria do Tejo create a balanced environment in which to live, work and invest.

Golegã offers **competitive context conditions**, translated into more favorable installation and operating costs, reduced travel times, less pressure on the ground, greater administrative predictability and greater stability of the teams. These factors contribute to greater **operational efficiency** of companies, without compromising functional proximity to regional urban centers and the Lisbon Metropolitan Area.



4.2 Anchor companies and global projection: Casa Mendes Gonçalves

The presence of **Casa Mendes Gonçalves**, based in Golegã, is one of the most solid indicators of the municipality's ability to **generate, host and sustain companies of international dimension**, innovative and highly competitive. It is an **anchor company** in the Portuguese agri-food sector, with a strong economic, social and territorial impact, and a decisive role in Golegã's external projection.

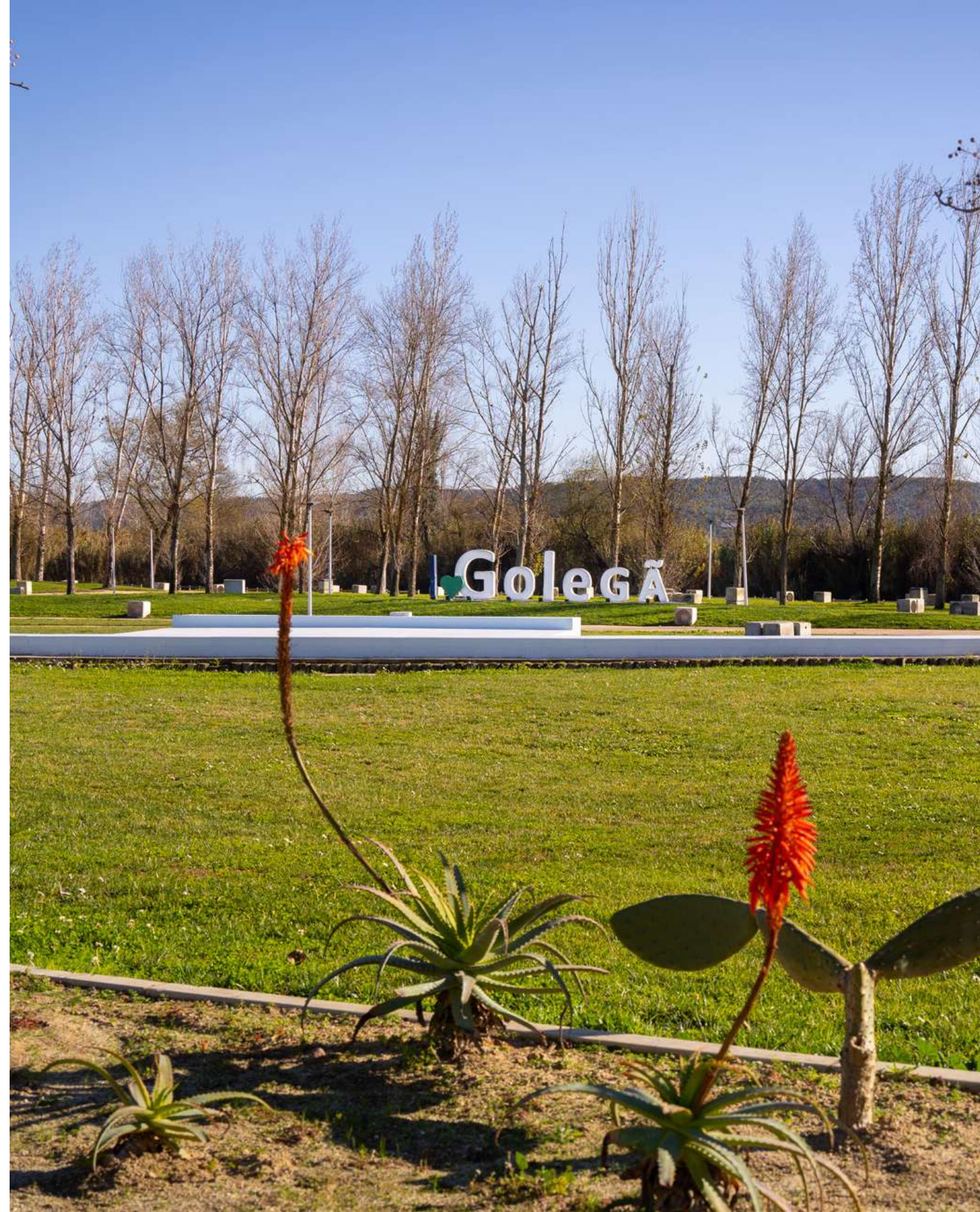
With origin and headquarters in the municipality, the company asserts itself as a **national and international reference** in the production of vinegars, sauces, condiments and differentiated food products. Its portfolio includes **highly prestigious brands**, with emphasis on **Paladin**, a leading brand in the Portuguese market and widely recognized for its quality, innovation and consistency.

Casa Mendes Gonçalves has a **strong international orientation**, being present in dozens of countries, distributed across European, American, African and Asian markets, integrating global distribution chains and reinforcing the export profile of the municipality.

In addition to commercial performance, the company is distinguished by its commitment to **innovation, sustainability and social responsibility**. In 2025, it was awarded the **EcoVadis Gold Medal**, one of the most recognized international performance assessments in corporate sustainability, placing it among the **top 5% of companies evaluated worldwide** and in the **top 1% of its sector**.

The regular presence in international reference events, such as **Gulfood**, reinforces the global visibility of its brands and simultaneously projects Golegã as a territory of origin for innovative, sustainable and competitive companies.

As an anchor company, Casa Mendes Gonçalves also exerts a **relevant multiplier effect** on the local and regional economic fabric, boosting agricultural suppliers, logistics operators, packaging, transport and specialized services companies, reinforcing the fixation of added value in the territory.



4.3 Heritage, culture and nature as economic assets

The cultural, literary and natural heritage of Golegã is a **strategic and differentiating economic asset**, with a direct impact on the attractiveness of the municipality, the creation of external notoriety and the development of tourism, culture and economy projects of the experience of high added value. These assets reinforce the uniqueness of the territory and contribute to the diversification of the economic base, in line with national and international demand trends.

Particularly relevant is the **Carlos Relvas House-Studio**, classified as a **Property of Public Interest**, a unique example on a **world scale** of iron and glass architecture applied to nineteenth-century photography, with international recognition and projection. This equipment is a unique cultural asset, with high potential for tourist, educational and scientific enhancement. Also part of the classified heritage of the municipality are the **Parish Church of Golegã (Nossa Senhora da Conceição)**, also classified as a Property of Public Interest, as well as several historic buildings and agricultural farms of high heritage value, deeply integrated into the landscape of the Lezíria do Tejo.

Azinhaga, the birthplace of **José Saramago**, Nobel Prize for Literature, projects Golegã on the international level, associating the territory with a cultural brand of global recognition. This literary heritage is reinforced by equipment, cultural programs and initiatives dedicated to the preservation and enhancement of the author's legacy, constituting a distinctive asset for cultural, educational and tourist projects.



On the natural level, the proximity to **the Paul do Boquilobo Nature Reserve**, classified as a **Biosphere Reserve by UNESCO**, adds environmental and symbolic value to the territory, creating exceptional conditions for the development of nature, scientific and educational tourism, as well as for projects aligned with principles of sustainability, environmental enhancement and ESG criteria.

The tourist accommodation offer in the municipality, currently composed of **37 licensed units**, covers different typologies — hotels, rural tourism, local accommodation and campsites — allowing it to respond effectively to event, nature and short-term tourism. This installed capacity has a **clear potential for qualification and growth**, reinforced by structuring projects under development, such as the **Vila Galé Collection Tejo**, at Quinta da Cardiga, which will contribute to positioning Golegã in **tourist segments with greater added value**, associated with quality, experience and territorial identity.

As a whole, the cultural, literary and natural heritage of Golegã is a **relevant economic engine**, capable of generating investment, attracting visitors, creating new activities and reinforcing the positioning of the municipality as a differentiated, authentic and competitive territory in the national and international context.



4.4 Economic sectors and investment opportunities

The diversity of assets and the territorial identity of Golegã allow for the structuring of clear and segmented investment opportunities:

- Logistics & Industry: ZALVT, Former SIC Factory, Land of the Former MIL;
- Agri-food & Processing: Former SIC Factory, Former Bagasse Factory, Former Pepper Factory;
- Tourism, Culture & Experience Economy: Quinta das Obras, Old Bakery and urban assets;
- Horse Sector: specialized services, dedicated logistics, equestrian tourism, events and animal welfare;
- Silver Economy & Serviços: Casal Centeio e EPAC.

4.5 The Horse Sector: an economic cluster of international reference

The Horse Row is the main economic asset of Golegã, consolidating the municipality as the Capital of the Horse and one of the most relevant national and international equestrian hubs. This positioning is based on a highly specialized ecosystem, which includes prestigious Lusitano horse stud farms, qualified training infrastructures and regular equestrian programming inserted in national and international circuits.

- The cluster is reinforced by **HIPPOS – High Performance Equestrian Center**, a municipal reference equipment for training and high-level competitions, with international projection.



- Organized as an integrated value chain — from breeding and training to commerce, veterinary services, logistics, tourism, accommodation and events — the Horse Row generates a strong local and regional economic impact, promoting qualified employment, attracting investment and positioning Golegã as an equestrian cluster of international reference.



5. WHY INVEST IN GOLEGÃ

Investing in Golegã is choosing a territory that combines **strategic centrality, operational efficiency and its own identity**, in a stable and results-oriented institutional context. Located in the center of the country and fully integrated into the main national and European road, rail and logistics axes, the municipality offers real conditions for projects that value accessibility, logistical reliability and integration into national and international value chains.

Golegã is distinguished by the **existence of an effective productive economy**, with anchor companies of international projection, specialized clusters and a diversified business base, supported by functional infrastructures, land availability and **concrete territorial assets, identified and framed urbanistically**. This combination ensures predictability, reduces risk and allows for a phased and efficient implementation of investments.

The Municipality assumes itself as **an active partner of the investment**, with a close, fast and solution-oriented action. The reduction of administrative friction, the clarity of processes, the speed of decision-making and personalized monitoring throughout the investment cycle — from the identification of the opportunity to the realization of the project — are differentiating factors and highly valued by investors.

Investing in Golegã is investing in a territory **that knows what it wants, has the capacity to execute and offers conditions to grow**, combining human scale, international ambition and a clear commitment to the creation of sustainable economic value.

6. WHERE TO INVEST IN GOLEGÃ

Golegã has a clear and diversified set of spaces available for investment, framed in the Municipal Master Plan and prepared to host projects of different sizes and sectors.

There are urban and industrial assets to be converted in the perimeters of Golegã, Azinhaga and Pombalinho, suitable for light industry, agri-food, technical services, tourism, culture and mixed use projects. These spaces allow rehabilitation and reuse of existing infrastructures, with direct integration into the urban fabric.

For larger-scale projects, the Tagus Valley Logistics Activities Zone (ZALVT) stands out, with adequate size and accessibility for logistics, distribution and light industry operations at national and international level.

The municipality also includes heritage assets and reserve areas for future development, creating a flexible territorial offer that is adaptable to the needs of the investor.

Table – Golegã’s Investment Assets

Active	Area (ha)	Vocation	Scale	Priority Row	Notes
Old Bagasse Factory (Azinhaga)	0,46	Light industry, agri-food, services	Small/Medium	Agri-food · Horse	Area threatened by flooding
Former SIC Factory (Azinhaga)	5,66	Industry, logistics	Medium/Large	Agri-food · Logistics	Area threatened by flooding
Armazéns Antiga SIC (Azinhaga)	0,15	Urban logistics	Small	Logistics	Area threatened by flooding
Old Land MIL (Golegã)	0,69	Light industry	Average	Industry	Conversion
Old Pepper Factory (Golegã)	0,27	Productive services	Small/Medium	Agri-food	Urban
Old Bakery (Golegã)	0,24	Services, tourism	Small	Turismo · Serviços	Urban
EPAC (Golegã)	0,30	Services, equipment	Average	Services	UOPG
Quinta das Obras (Golegã)	1,10	Cultural tourism	Average	Tourism · Culture	Cultural Interest
Warehouses Rua 5 de Outubro (Pombalinho)	0,10	Local services	Small	Services	Urban
Área de Reserva Casal Centeio	3,29	Structured development	Medium/Large	Silver Economy	UOPG / Flood
ZALVT	64,12	Logistics and industry	Large	Logistics · Export	UOPG

The distribution of assets in the territory reflects a simple and functional organization, which facilitates the choice of the right location for each type of project.

The larger-scale spaces are concentrated in areas with excellent accessibility, namely near the main road and rail axes. ZALVT assumes a central role for logistics and industrial projects, benefiting from the proximity to the A1, the A23, the Northern Line and MEDWAY's railway terminals, ensuring intermodality and connection to national and international markets.

The medium-scale assets are located mainly in the urban perimeters of Golegã and Azinhaga, allowing productive, agri-food, service or mixed-use projects, with a direct impact on the local economy and urban regeneration.

Urban and heritage assets located in the centres of the localities are particularly suitable for tourism, culture, experience economy and proximity services projects, taking advantage of the local identity and the existing urban quality.

This visual tool identifies:

- all **assets available for investment**, urban, industrial, logistical and patrimonial;
- the **potential scale** of each space (small, medium and large projects);
- the **main accessibility axes**, including A1, A23 and Linha do Norte;
- proximity to **MEDWAY's railway terminals**, reinforcing intermodality;
- the integration into the **Atlantic Corridor (TEN-T)** and the functional connection to the port of Sines.

The map graphically translates Golegã's value proposition: **real logistics centrality, diversity of assets and territorial identity**, allowing the investor to quickly position their project in the territory and assess synergies between location, scale and economic sector.

7. IMPLEMENTATION, PUBLIC INVESTMENT AND SUSTAINABILITY

A territory that makes, executes and creates real conditions for private investment

Golegã stands out for its **effective execution capacity**, demonstrated over the last few years through the consistent mobilization of community funds and the implementation of structuring investments that qualify the territory and reduce risk for private investment.

Within the scope of **Portugal 2020**, the Municipality carried out relevant interventions in:

- urban and heritage rehabilitation;
- environmental appreciation and protection of ecosystems;
- energy efficiency and modernization of public equipment;
- Reinforcement of hydraulic safety and adaptation to risk.

In the current investment cycle (**Portugal 2030 and PRR**), Golegã has a **structured pipeline of strategic projects**, aimed at:

- rehabilitation and modernization of the sanitation system;
- strengthening of water supply;
- waste recovery and circular economy;
- energy efficiency in municipal equipment;
- qualification of public space and urban heritage.

This continuous public investment creates **better infrastructure, greater territorial predictability and direct opportunities for companies and private investors**, whether as partners, suppliers or promoters of new projects aligned with green transition, urban sustainability and ESG criteria.

8. INVESTMENT SUPPORT NETWORK

Institutional proximity, regional articulation and speed of decision

Golegã offers investors a **simple, close and effective reception model**, based on the human scale of the municipality and a results-oriented municipal administration.

The **Municipality of Golegã** acts as a **single point of contact**, monitoring projects from the initial phase of asset identification to the urban framework, institutional articulation and connection to financing instruments. This monitoring reduces administrative friction, shortens deadlines and increases predictability.

This model is reinforced by a **solid institutional network**, which includes:

- the **CIM Lezíria do Tejo**, as a platform for intermunicipal articulation and regional promotion;
- the **CCDR**, in the strategic framework, licensing and financing programs;
- the **Regional Tourism Entity**, in support of tourist, cultural and experience economy projects.

Together, this network allows Golegã to **operate on a regional and national scale**, while maintaining the proximity, flexibility and speed of response that investors value.

9. CALL TO ACTION

Investing in Golegã is investing with efficiency, identity and a vision of the future

Golegã today offers concrete, available and framed assets, capable of hosting small, medium and large scale projects, in a central territory, well connected and with a unique identity in the national context.

Here, the investment benefits from:

- **logistical centrality and rail intermodality**;
- **scale and territorial availability**, including an asset with a national dimension such as ZALVT;
- **structured economic sectors**, with emphasis on agri-food, logistics and the Horse Sector;
- **quality of life and stability**, fundamental for the establishment of people and projects;
- **a partner Municipality**, which accompanies, facilitates and executes.

Golegã is ready to receive investment. With a central location, logistical and rail connectivity, assets available for medium and large projects, a real economic base and a unique identity based on the Horse Sector, culture and quality of life, the municipality offers clear conditions to invest with predictability and impact. The Municipality assumes itself as an active partner from the first contact, accompanying investors in the identification of opportunities, in the urban framework and in access to financing.





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