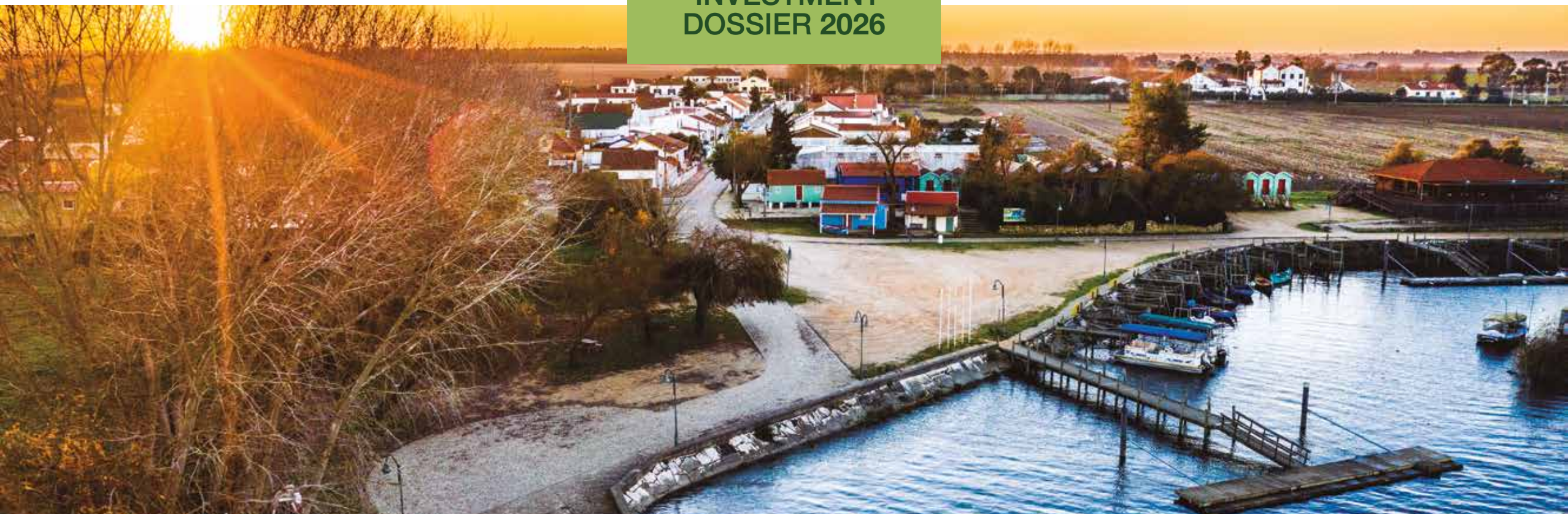


SALVATERRA DE MAGOS

A LEGACY OF OPPORTUNITIES

STRATEGIC
INVESTMENT
DOSSIER 2026



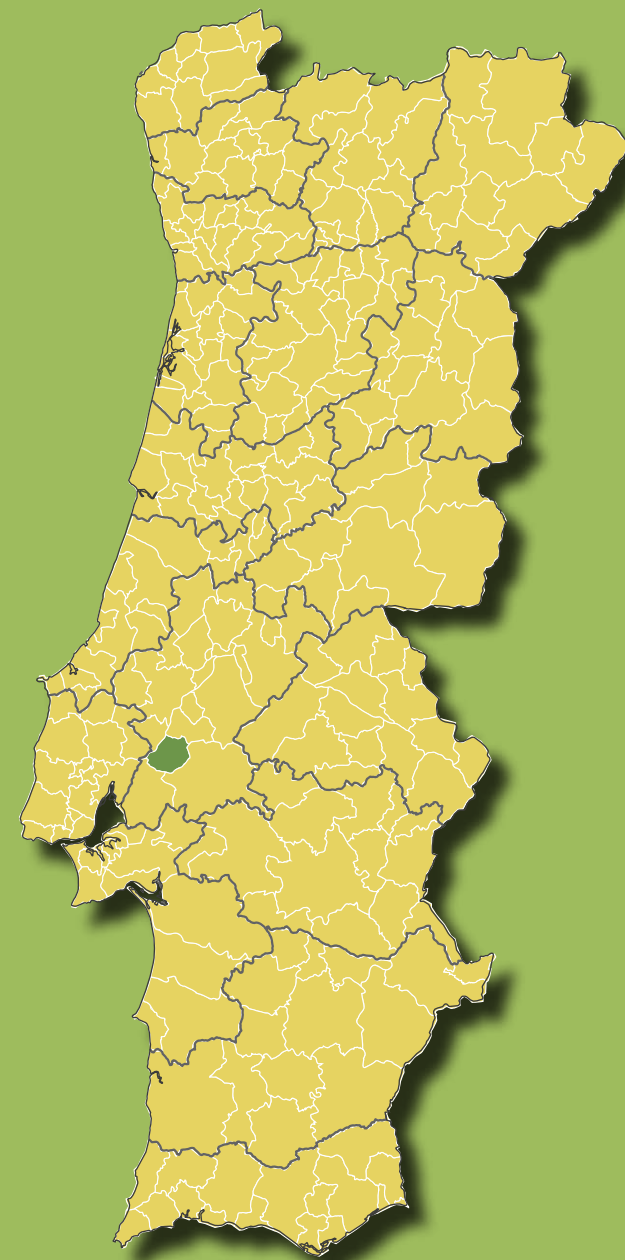
An aerial photograph of a rural landscape, likely agricultural fields, with a white outline tracing a specific territory. The fields are in various shades of green and brown, indicating different crops or stages of growth. The white outline is irregular and follows the general shape of the territory being highlighted.

Salvaterra
de Magos

A TERRITORY
TO DISCOVER,
INVEST IN AND
EXPERIENCE

Salvaterra de Magos

Salvaterra de Magos is a municipality defined by authenticity, natural richness, cultural heritage and strategic location within the Lisbon metropolitan influence area. Its greatest asset lies in its people — resilient, skilled and deeply connected creating a stable, welcoming and productive environment for investment. With strong links to the agricultural economy of the Ribatejo region, increasing tourism visibility, and proximity to Lisbon's main logistics and transport axes, Salvaterra de Magos is positioned as a competitive, sustainable and high-potential territory for investors.



Salvaterra
de Magos

MUNICIPALITY
COMPOSED
OF 6 CIVIL
PARISHES

TOTAL AREA: ~243 KM²



Salvaterra
de Magos

BORDERED
BY THE TAGUS
RIVER AND
LOCATED IN THE
HEART OF
LEZÍRIA



Salvaterra
de Magos

MORE THAN
SIX CENTURIES
OF HISTORY



Salvaterra
de Magos

RESIDENT
POPULATION:
23,337 INHABITANTS

(8% GROWTH BETWEEN 2021
AND 2023 – SOURCE: GEE)



Salvaterra
de Magos

STRONG
AGRICULTURAL
ACTIVITY,
CONSTRUCTION,
OTHER SERVICES,
AND INDUSTRY



Salvaterra de Magos

- Municipality with high construction rates and strong potential for growth
- High demand for housing and primary residences

BRIEF CONSTRUCTION OVERVIEW



Salvaterra de Magos

- Public local health units and medical services in all civil parishes
- Several private clinics within the municipality
- 30 km away: Santarém District Hospital (public) and two private hospital
- 60 km away: Public and private hospitals in Lisbon



HEALTHCARE

Salvaterra de Magos

- Municipality served by a bus transport network, with several daily connections to:
 - . Lisbon (connections to airport, metro, train, and bus)
 - . Santarém (train connection)
 - . Vila Franca de Xira (train connection)
- Taxi services available
- USO Program (taxis at very affordable prices)

PUBLIC TRANSPORT



Salvaterra de Magos

- Nursery and daycare (3 months to 3 years) in 5 civil parishes
- Primary education (ages 6 to 10) in all civil parishes (public schools)
- Secondary and technical-vocational education
- Nearest higher education institutions: Santarém, Lisbon, and Évora (public and private)
- Strong municipal support for education and training (e.g. dozens of annual scholarships for higher education)

TEACHING AND EDUCATION



Salvaterra de Magos

- Salvaterra de Magos is a safe municipality
- Police stations in Salvaterra de Magos and Marinhais
- Crime rates well below the national average (with a strong downward trend in recent years – source: RASI)



SAFETY

+ HUMAN CAPITAL

- Skilled workforce in agriculture, agri-food, construction and services
- Strong vocational tradition

+ COST EFFICIENCY

- Lower operational and land costs compared to Lisbon metropolitan area
- Availability of large plots for industrial and agricultural use

+ QUALITY OF LIFE

- Safe, peaceful environment
- Strong community identity
- Affordable housing and land
- High environmental quality (Tagus river ecosystem and surrounding lezíria)

+ PROXIMITY TO MARKETS

- Immediate access to Lisbon consumer market
- Efficient distribution throughout

+ STRATEGIC POSITIONING

- Central location within the Lisbon region (Approx. 45 minutes)
- Direct road access via A13, A10
- Close proximity to main railway corridors (Lisbon–Porto line)
- Gateway between metropolitan Lisbon and the agricultural heart of Ribatejo

COMPETITIVE ADVANTAGES

An aerial photograph of a rural landscape, likely agricultural, with a white outline of a region. The landscape is a patchwork of various shades of green and brown, indicating different types of crops and fields. A prominent white outline traces a path through the fields, possibly representing a regional boundary or a specific area of interest. The overall tone is dark green, suggesting a focus on agriculture or environmental themes.

Salvaterra
de Magos

STRATEGIC
DEVELOPMENT
OPPORTUNITIES

AGRO-INDUSTRIAL CLUSTER DEVELOPMENT

Creation of an integrated hub linking production, processing and export.

Main strengths:

- Irrigated agricultural land
- Rice production, livestock, horticulture and agro-food transformation
- Agro-logistics and distribution potential

Investment opportunities:

- Food processing units
- Cold storage and distribution centres
- Sustainable and precision agriculture
- Export-oriented agri-business



TOURISM DESTINATION BRANDING

Position Salvaterra as a premium Ribatejo lifestyle destinations.

Presenting a unique richness of:

- Nature
- Culture and traditions
- Gastronomy
- Equine and rural heritage

Strategic tourism segments:

- Nature tourism
- Gastronomic tourism
- Equestrian tourism
- Cultural and heritage tourism

Flagship heritage asset

- Falcoaria Real de Salvaterra de Magos
A UNESCO-recognised falconry heritage centre
with high tourism development potential.
- Glória do Ribatejo Embroidery, National
Inventory of Intangible Cultural Heritage



RIVERFRONT AND ENVIRONMENTAL ASSETS

Enhance the Tagus riverside with:

- Eco-tourism infrastructure
- Leisure and cultural spaces
- Nautical and nature-based activities



INDUSTRIAL AND BUSINESS ZONES

Development of:

- Modular industrial lots
- SME business parks
- Innovation spaces for agri-tech
- Available industrial land
- Strategic access to Lisbon logistics network
- Lower operating costs

Target sectors:

- Solar industry
- Agro-processing
- Logistics support units
- Renewable energy and circular economy projects



INVESTMENT INCENTIVES & MUNICIPAL SUPPORT

Salvaterra de Magos offers a pro-investment local governance approach, including:

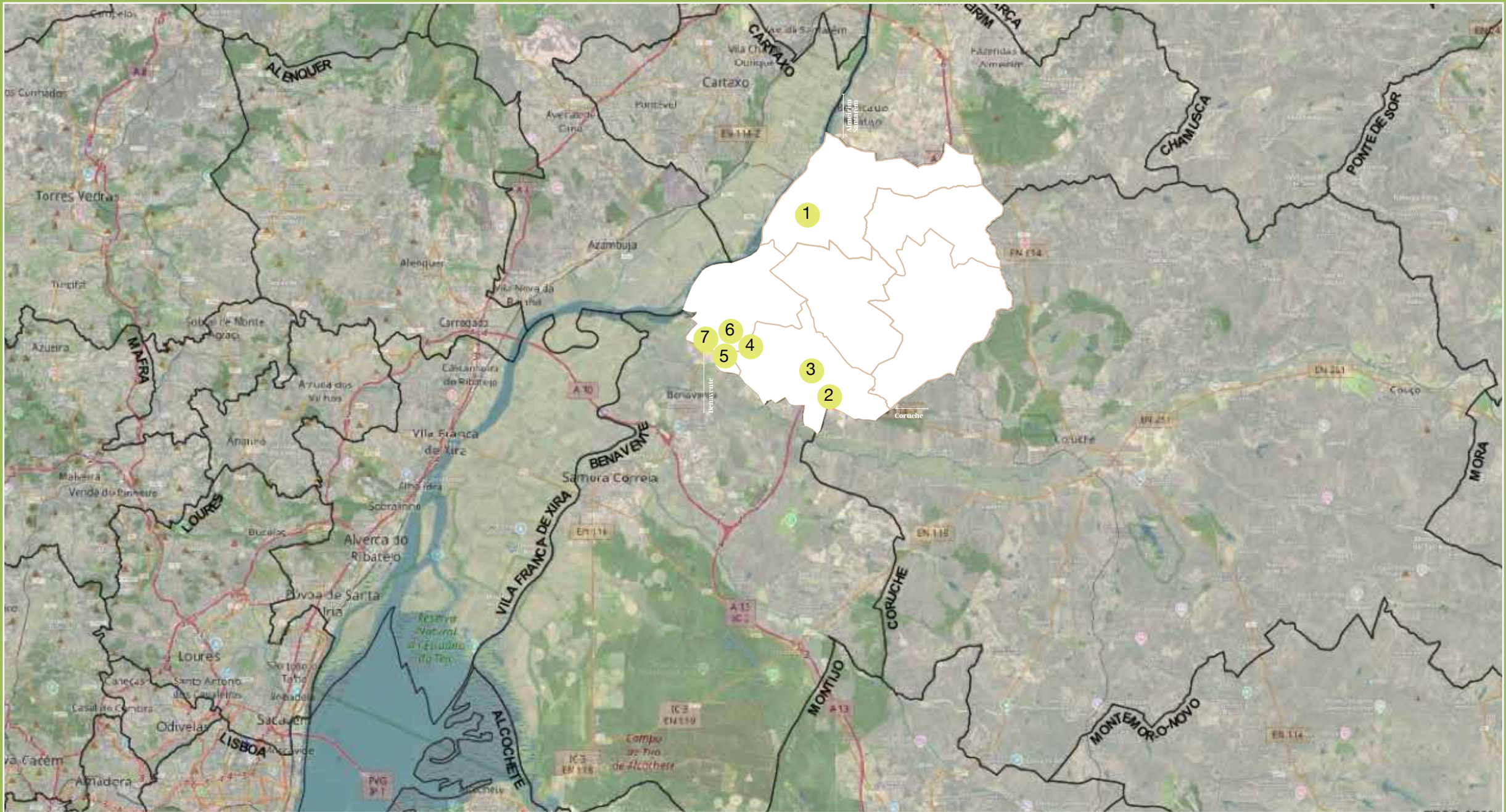
- Streamlined licensing processes
- Technical support for investors
- Potential municipal tax benefits
- Access to national and EU funding programmes
- Partnership with regional development agencies



An aerial photograph of agricultural land, likely in Salvaterra de Magos, showing a complex pattern of fields and roads. Several large, irregularly shaped areas are outlined in yellow, indicating land that is potentially eligible for business investment. The overall color palette is dominated by various shades of green and brown, with the yellow outlines providing a clear visual distinction for the highlighted areas.

Salvaterra
de Magos

POTENTIALLY
ELIGIBLE LAND
FOR BUSINESS
INVESTMENT



Salvaterra de Magos



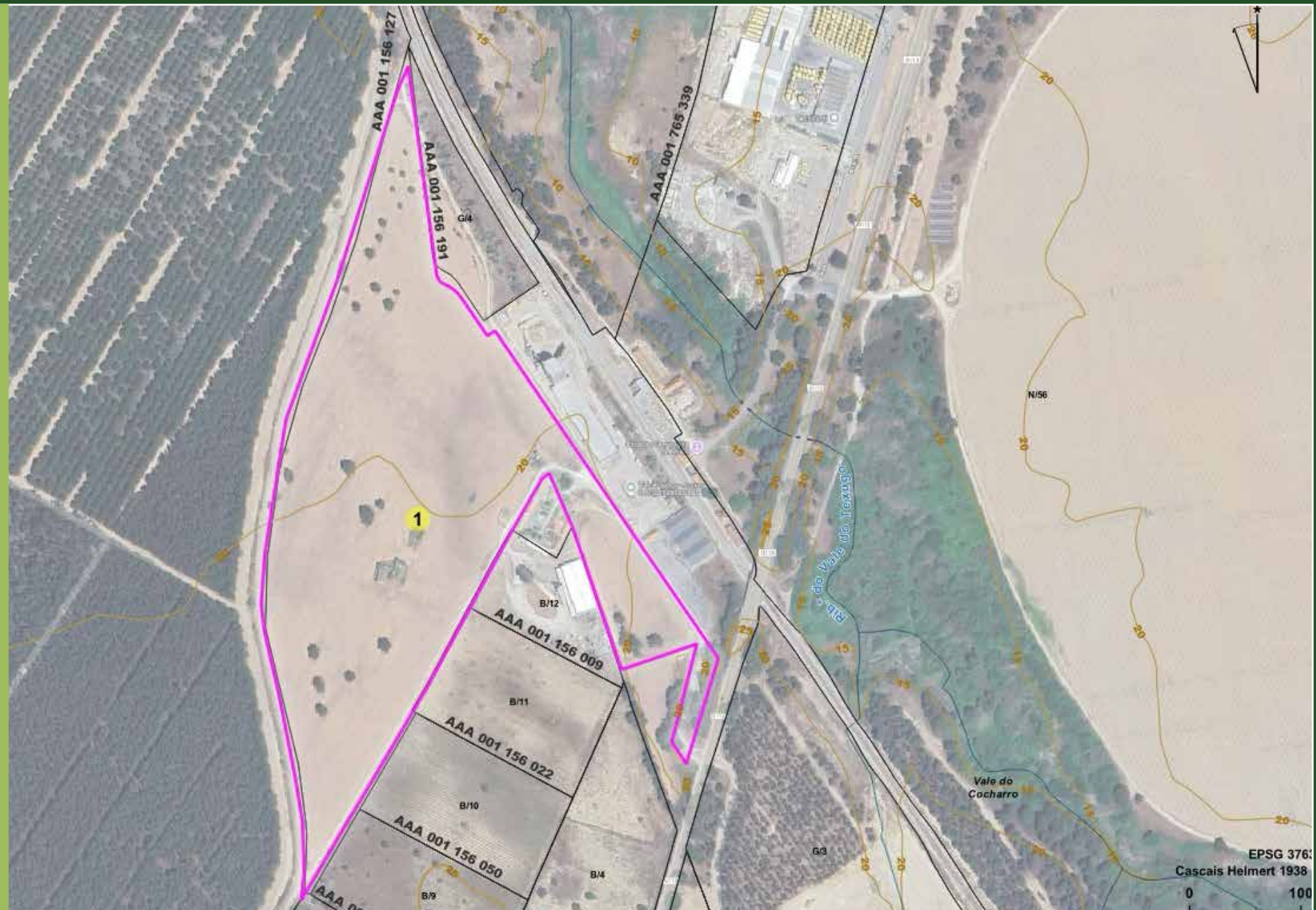
INDICATORS:

AREA: 10.6 ha

ACCESS: EN 118;
Setil-Vendas Novas line

ZONING: Urban land

OWNERSHIP: Municipal land



Salvaterra de Magos



INDICATORS:

AREA: 258,4 ha

ACCESS: EN 114-3 e AE-13
Setil-Vendas Novas line

ZONING: Future urban land

OWNERSHIP: Private land



Salvaterra de Magos



INDICATORS:

AREA: 22,9 ha

ACCESS: EN 114-3 e AE-13

Setil-Vendas Novas line

ZONING: Future urban and rustic land

OWNERSHIP: Private land



Salvaterra de Magos



INDICATORS:

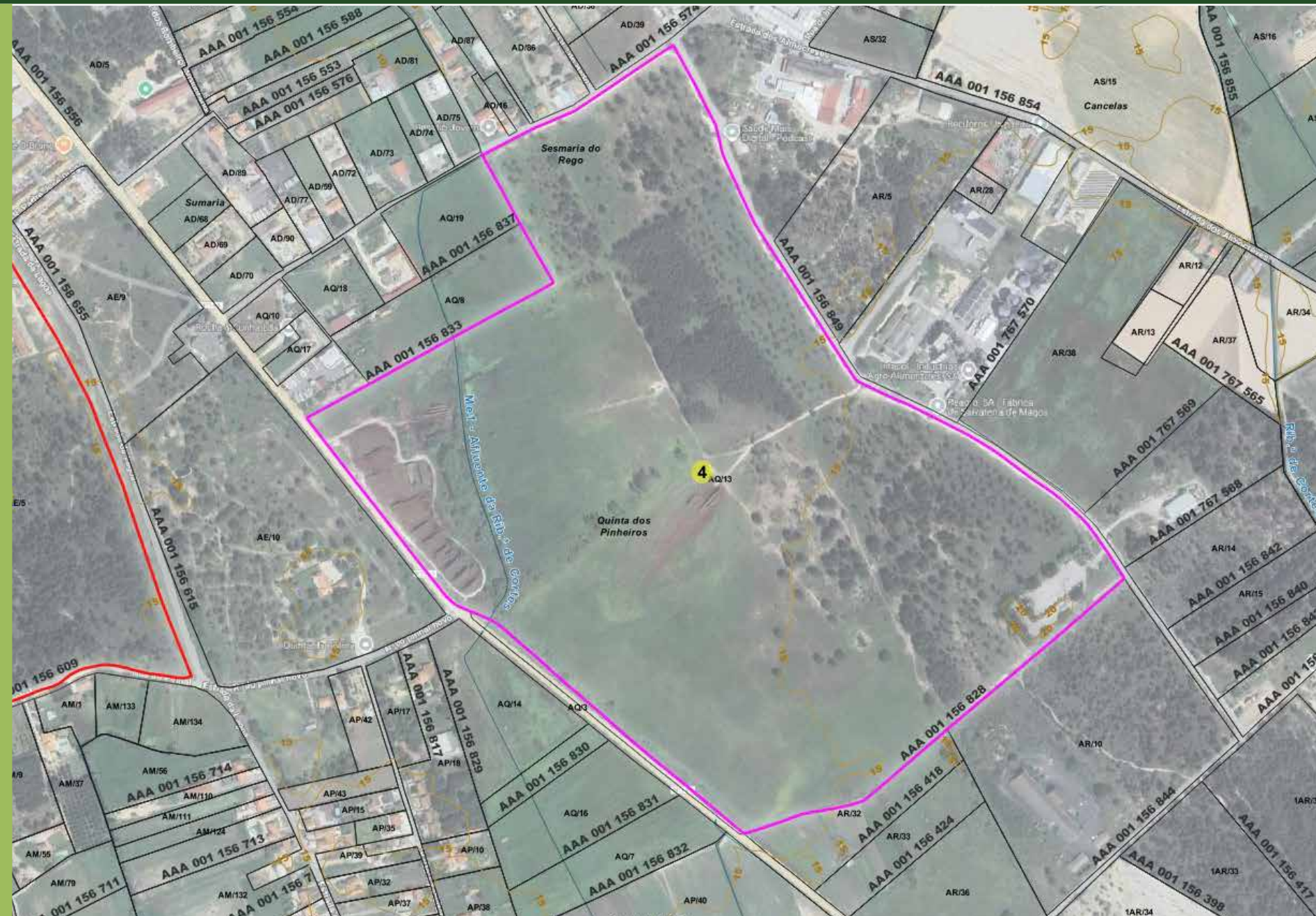
AREA:

- (5) 30,6 ha
- (6) 8,17 (ha)
- (7) 46,4 ha

ACCESS: EN 118

ZONING: Urban and rustic land

OWNERSHIP: Private land



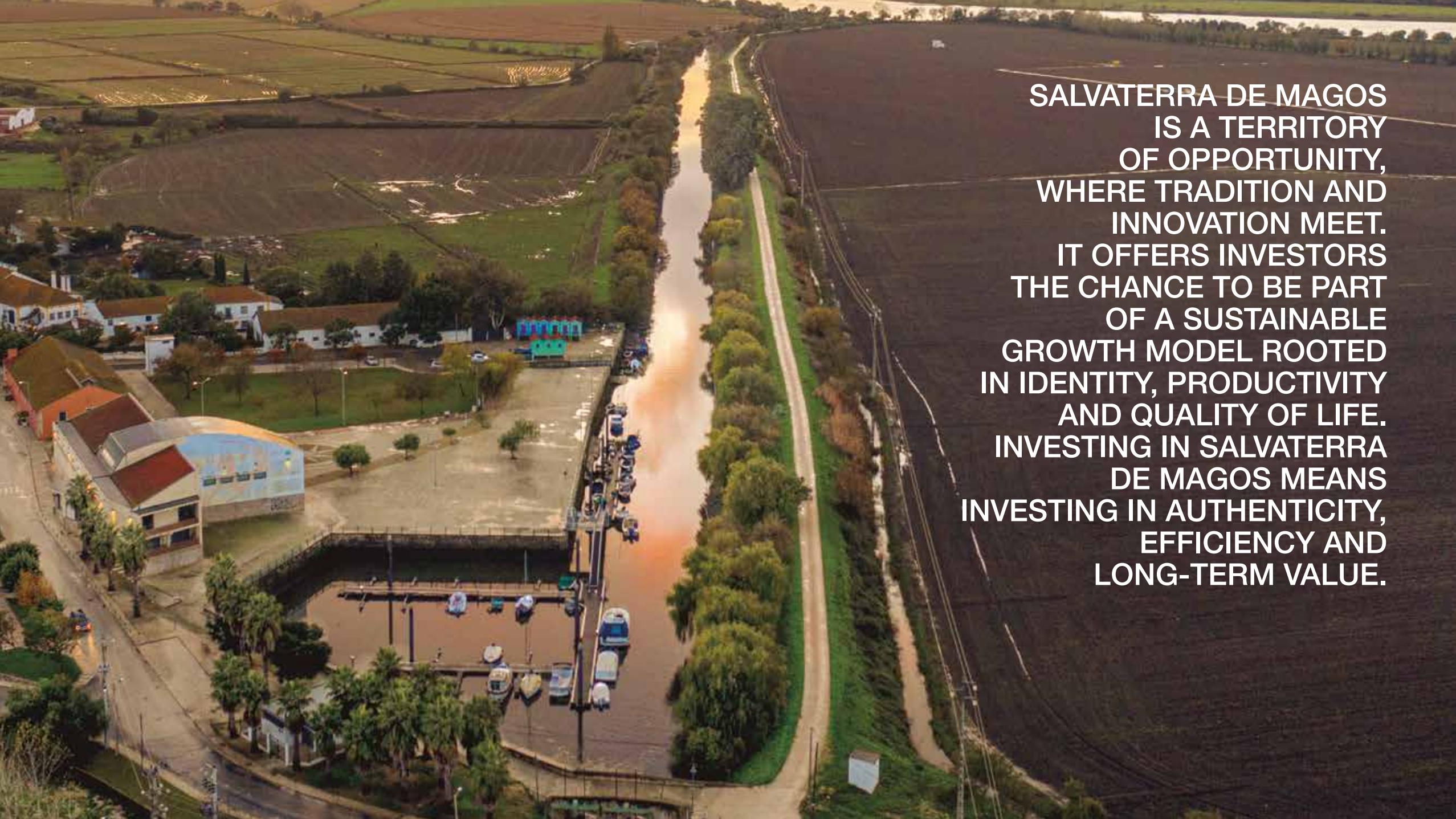
An aerial photograph of agricultural land, showing various fields and patterns. A white outline highlights a specific area in the upper right quadrant. The text 'Salvaterra de Magos' is in the top left, and 'SPECIFIC INFORMATION ABOUT THE LAND' is in the bottom left.

Salvaterra
de Magos

SPECIFIC
INFORMATION
ABOUT THE
LAND

Location	Land use	Accessibilities	Area (há)
Muge Business Area	<p>Effective Municipal Development Plan (MDP): Area of economic activity</p> <p>Proposed MDP: Areas of economic activities</p>	Road and rail accessibility: EN 118, Setil – Vendas Novas railroad	10.5
Califórnia Business Area	<p>Effective MDP: Forest Area; Agricultural Area</p> <p>Proposed MDP: Areas of economic activities</p>	Road accessibility: EN 114-3 e AE-13	258.4
Foros de Salvaterra Business Area	<p>Effective MDP: Forest Area; Housing Area</p> <p>Proposed MDP: Areas of economic activities</p>	Road accessibility: EN 114-3 e AE-13	22.9

Location	Land use	Accessibilities	Area (há)
Muge Business Area	<p>Effective Municipal Development Plan (MDP): Area of economic activity</p> <p>Proposed MDP: Areas of economic activities</p>	Road and rail accessibility: EN 118, Setil – Vendas Novas railroad	10.5
Califórnia Business Area	<p>Effective MDP: Forest Area; Agricultural Area</p> <p>Proposed MDP: Areas of economic activities</p>	Road accessibility: EN 114-3 e AE-13	258.4
Foros de Salvaterra Business Area	<p>Effective MDP: Forest Area; Housing Area</p> <p>Proposed MDP: Areas of economic activities</p>	Road accessibility: EN 114-3 e AE-13	22.9

An aerial photograph of a river flowing through a rural landscape. The river is the central focus, winding through the scene. On the left bank, there is a marina with several boats docked, a paved area, and a large building with a curved roof. Further up the bank, there are more buildings and a green field. The right bank is a long, straight strip of land with a row of trees and a dirt path. Beyond the river, there are large, dark brown agricultural fields. The sky is clear, and the overall scene is bright and sunny.

**SALVATERRA DE MAGOS
IS A TERRITORY
OF OPPORTUNITY,
WHERE TRADITION AND
INNOVATION MEET.
IT OFFERS INVESTORS
THE CHANCE TO BE PART
OF A SUSTAINABLE
GROWTH MODEL ROOTED
IN IDENTITY, PRODUCTIVITY
AND QUALITY OF LIFE.
INVESTING IN SALVATERRA
DE MAGOS MEANS
INVESTING IN AUTHENTICITY,
EFFICIENCY AND
LONG-TERM VALUE.**



Salvaterra de Magos

Município

i

gap@cm-salvaterrademagos.pt
gabinete.empreendedorismo@cm-salvaterrademagos.pt

www.cm-salvaterrademagos.pt