

2026 | MUNICIPALITY OF SANTARÉM

Investment & Development Prospectus

An aerial photograph of Santarém, Portugal, taken at dusk. The image shows a wide river flowing through the town. In the foreground, there is a large park with many trees and a paved area. Several buildings with red-tiled roofs are visible, including a prominent church with a bell tower. The sky is a mix of blue and orange from the setting sun.

SANTARÉM
PORTUGAL



SANTARÉM.

IDENTITY . HERITAGE . FUTURE .

A territory shaped by tradition, natural resilience, cultural richness and a distinctive historical and spiritual heritage.

A place defined by authenticity and community.

By those who value tranquillity, forward-looking development, gastronomy, history and authenticity.

"Santarém is a book of stone in which our most interesting chronicles are written."



EXECUTIVE SUMMARY

Santarém is not merely another location within Portugal. It is a strategically positioned territory in the heart of the country, functioning as a natural complement to the Lisbon Metropolitan Area and as a gateway to the Ribatejo region and Central Portugal.

A LOCATION THAT MAKES A DIFFERENCE

Positioned along the Lisbon–Porto axis, Santarém benefits from high quality road and rail infrastructure. It is located approximately 40 minutes from Lisbon International Airport and maintains direct connections to Portugal’s main seaports.

This centrality represents a tangible competitive advantage for logistics, industry, services, qualified residential development and urban tourism projects with national and international reach

REAL CONDITIONS FOR GROWTH

Santarém offers:

- Available land and development capacity
- Competitive operating and development costs compared to Lisbon
- Territorial scale suitable for medium and large projects
- A balanced and sustainable urban environment
- Projects developed in Santarém are structured for long-term value creation and operational resilience.

QUALITY OF LIFE AS A STRATEGIC ASSET

Santarém combines distinctive identity, institutional capacity and a clearly defined strategic vision. For investors, this represents a structural advantage: the ability to attract and retain talent in a high-quality living environment.

A RELIABLE INSTITUTIONAL PARTNER

The Municipality places investment at the core of its strategic agenda.

Beyond regulatory responsibilities, the Municipality operates as an active partner, ensuring:

- A single point of contact
- Transparent and predictable procedures
- Continuous support throughout all project phases

ALIGNMENT WITH NATIONAL AND EUROPEAN PRIORITIES

Santarém’s development strategy aligns with:

- Green transition policies
- Urban sustainability frameworks
- Innovation and competitiveness agendas

The municipality is prepared to integrate eligible projects for national and European funding mechanisms.

A STRATEGIC CHOICE

Santarém combines identity, institutional capacity and strategic vision.

Investing in Santarém means choosing a territory defined by reliability, human scale and long-term commitment.

SANTARÉM, WHERE INVESTMENT MEETS THE FUTURE

SANTARÉM ON THE MAP

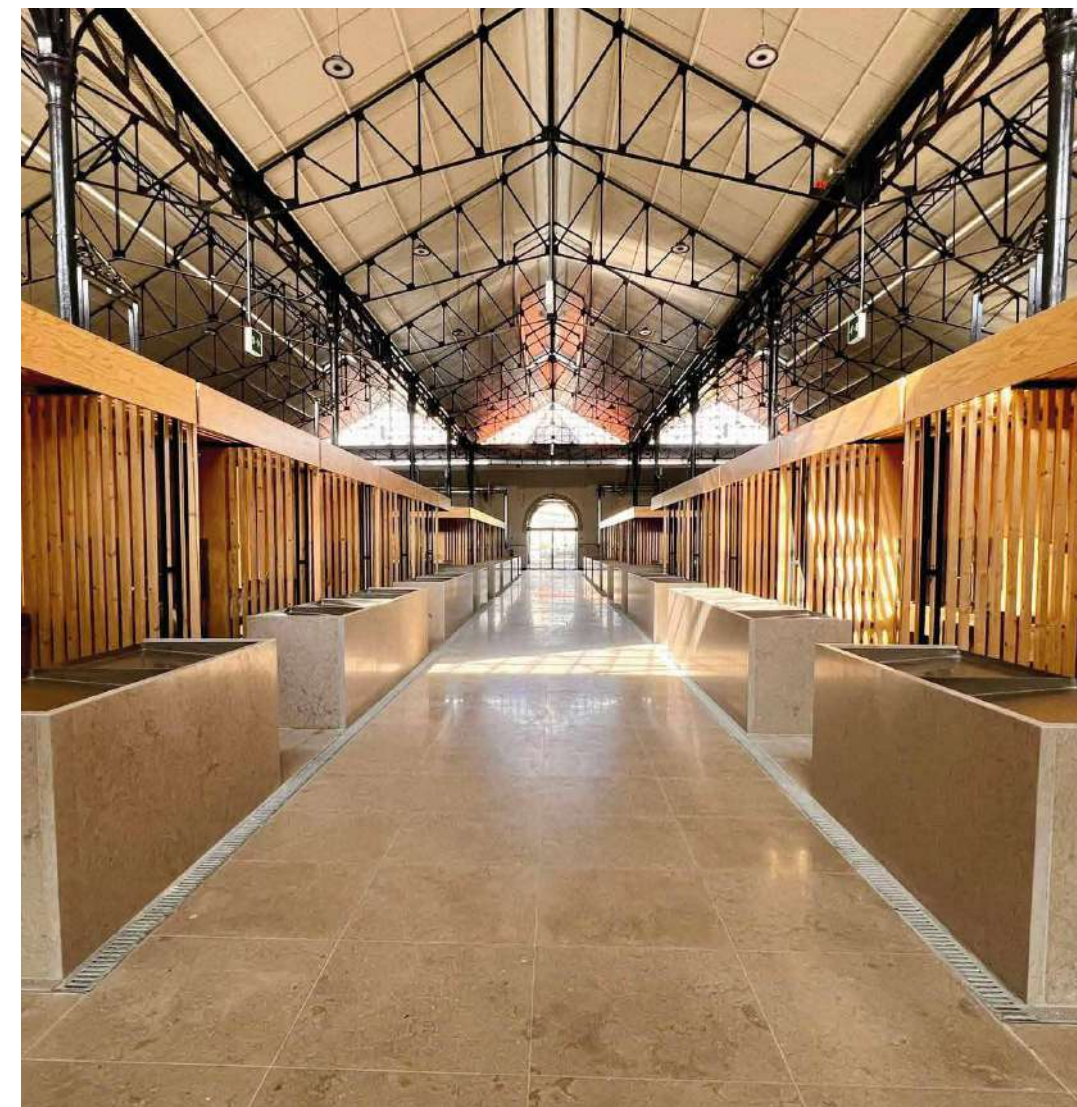
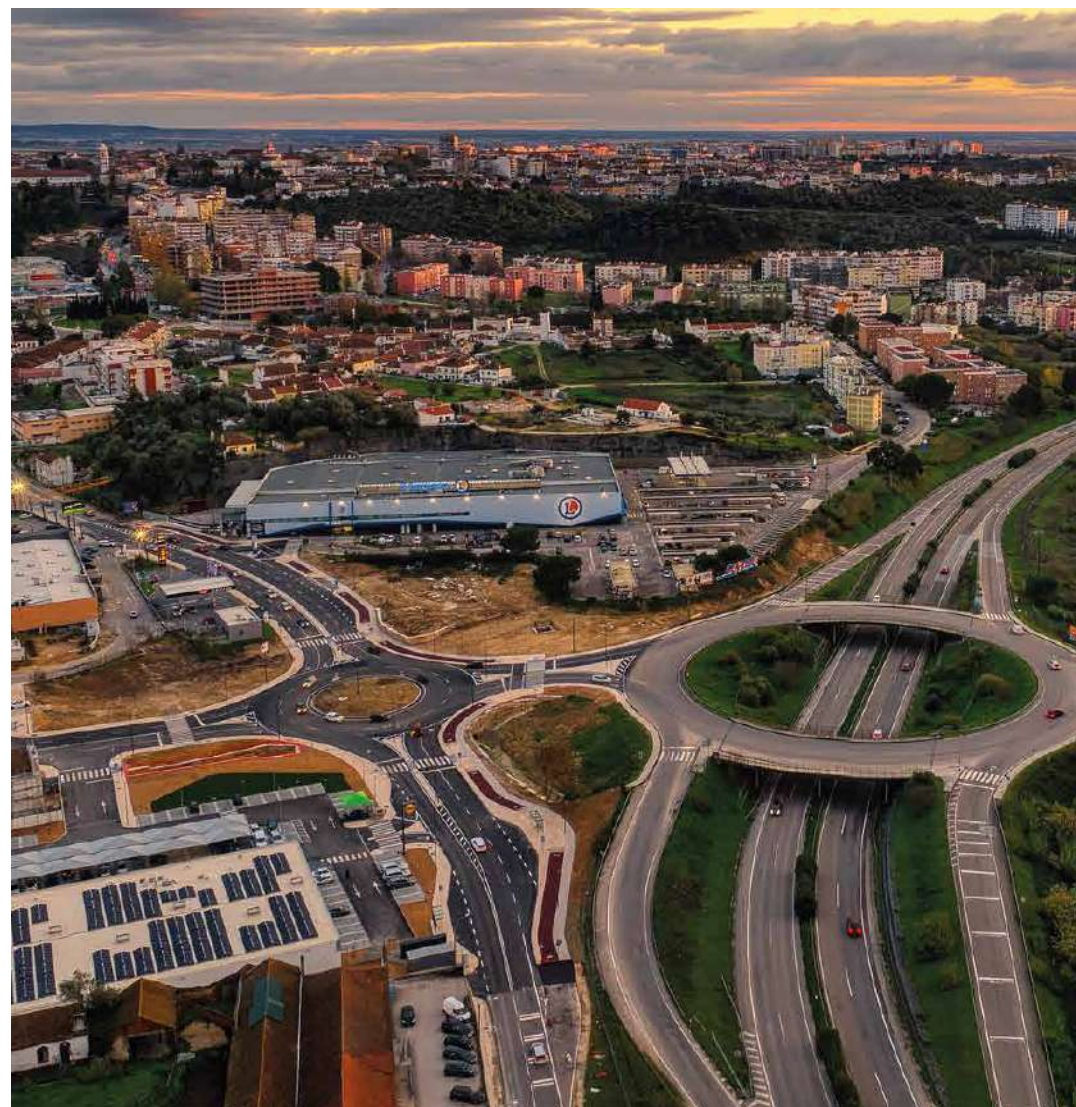


- European Context
- National Positioning
- Strategic Connectivity

SANTARÉM	Km
Faro	300
Lisboa	78
Porto	250
Madrid [ESPANHA]	545

WHY SANTARÉM IS THE RIGHT PLACE FOR YOUR INVESTMENT?

Centrality . Scale . Assurance . Safety







LOCATION & CONNECTIVITY

-  **Located on Portugal's main economic axis Lisbon–Porto**
-  **Lisbon International Airport within approximately one hour**
-  **Lisbon reachable in approximately 30 minutes**
 - Efficient access to Spain and European markets.
 - Connectivity to Atlantic and Mediterranean trade routes
 - Strategic position within the EU Atlantic coast
-  **Municipal Aerodrome located 2 km away downtown**
-  **Direct access to major national ports**

EFFICIENT CONNECTIVITY TRANSLATES INTO REDUCED LOGISTICS TIME, LOWER OPERATIONAL COSTS AND ENHANCED COMPETITIVENESS.

COSTS, SCALE & COMPETITIVENESS






Santarém offers a rare combination in the national context:

-  Territorial scale
-  Urban and industrial area availability
-  Competitive land and development costs
-  Established infrastructure capacity

The municipality is capable of accommodating medium and large-scale economic and urban projects.

SANTARÉM ENSURES EXECUTION CAPACITY AND DEVELOPMENT FEASIBILITY.

TALENT & QUALITY OF LIFE





-  **Qualified and cost-efficient workforce**
-  **Social stability and safety**
-  **Strong on public and private healthcare systems**
-  **Polytechnic Higher Education Institution (IPSantarém)**
-  **Diversified vocational training aligned with market demands**

Key training areas include:

- o Technology and IT
- o Mechatronics and Electrotechnics
- o Services and Management
- o Tourism and Gastronomy
- o Education and Social Services
- o Health, Sports and Well-being
- o Agriculture and Environmental Studies

SANTARÉM PROVIDES AN ENVIRONMENT WHERE TALENT CAN BE ATTRACTED AND RETAINED IN A SUSTAINABLE WAY

A TERRITORY OF TRUST

-  **Municipality as an active partner**
-  **Single point of contact**
-  **Predictable administrative processes**
-  **Investment incentive regulation and fiscal benefits**

Investing in Santarém means investing with institutional reliability.

INVESTING IN SANTARÉM MEANS INVESTING WITH INSTITUTIONAL RELIABILITY.

SANTARÉM

SPACE TO GROW. TIME TO DECIDE.

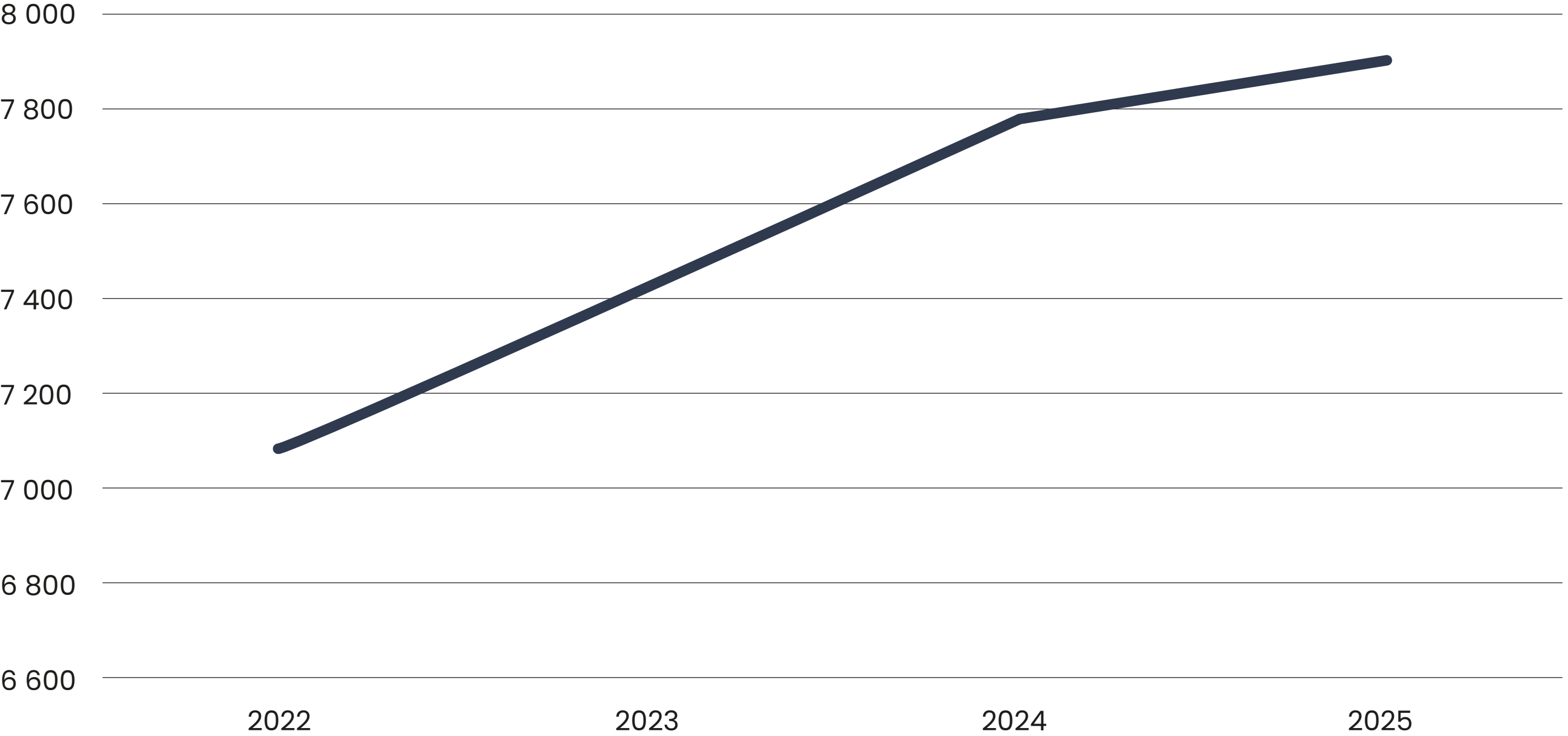
SANTARÉM IN NUMBERS

- **Population: 61,664**
- **Municipal Area: 552 km²**
- **Population Density: 117 inhabitants/km²**
- **Unemployment Rate: 6.28% (Census 2021) | 4% registered (2024)**
- **Birth Rate: 8.4‰ (2024)**
- **Residents with Higher Education: 22.23%**

- **Dominant Sectors:**
 - **Agriculture and Agroindustry**
 - **Logistics**
 - **Stone Industry**

HIGH QUALITY OF LIFE INDEX AND BALANCED SOCIAL, URBAN AND ENVIRONMENTAL CONDITIONS.
GROWING TOURISM SUPPLY.

ESTABLISHED INVESTMENT IN SANTARÉM



Source: INE, Iberinform

➤ **Santarém has attracted companies across diverse sectors, consolidating its position as a stable and competitive investment territory.**
The combination of competitive costs, strategic proximity and quality infrastructure ensures a solid outlook for long-term investors.



RIBEIRA DE SANTARÉM

*Where the City Meets the River.
Where the Future Finds Place*

IDENTITY & HISTORY

Santarém developed in close connection with the Tagus River.

Over the centuries, Ribeira de Santarém operated as the city's river port, productive hub and commercial gateway, connecting the urban centre with the Lezíria plains and regional markets. Today, it represents an historically layered waterfront district where urban heritage, natural landscape and riverfront character converge: creating a distinctive platform for regeneration and value creation.



THE RIBEIRA TODAY

A STRATEGIC DISTRICT IN TRANSFORMATION

Natural gateway to the city

- Home to Santarém Railway Station, integrated into the North Line, Portugal's primary main corridor.
- Interface between the urban network and the natural landscape.
(Waterfront with strong appreciation potencial)
- Prime waterfront frontage with strong capital appreciation potential.
- Strategic connection between the historic centre, the Tagus River and the Lezíria floodplains.
- Distinctive district with strong identity and tangible growth capacity.



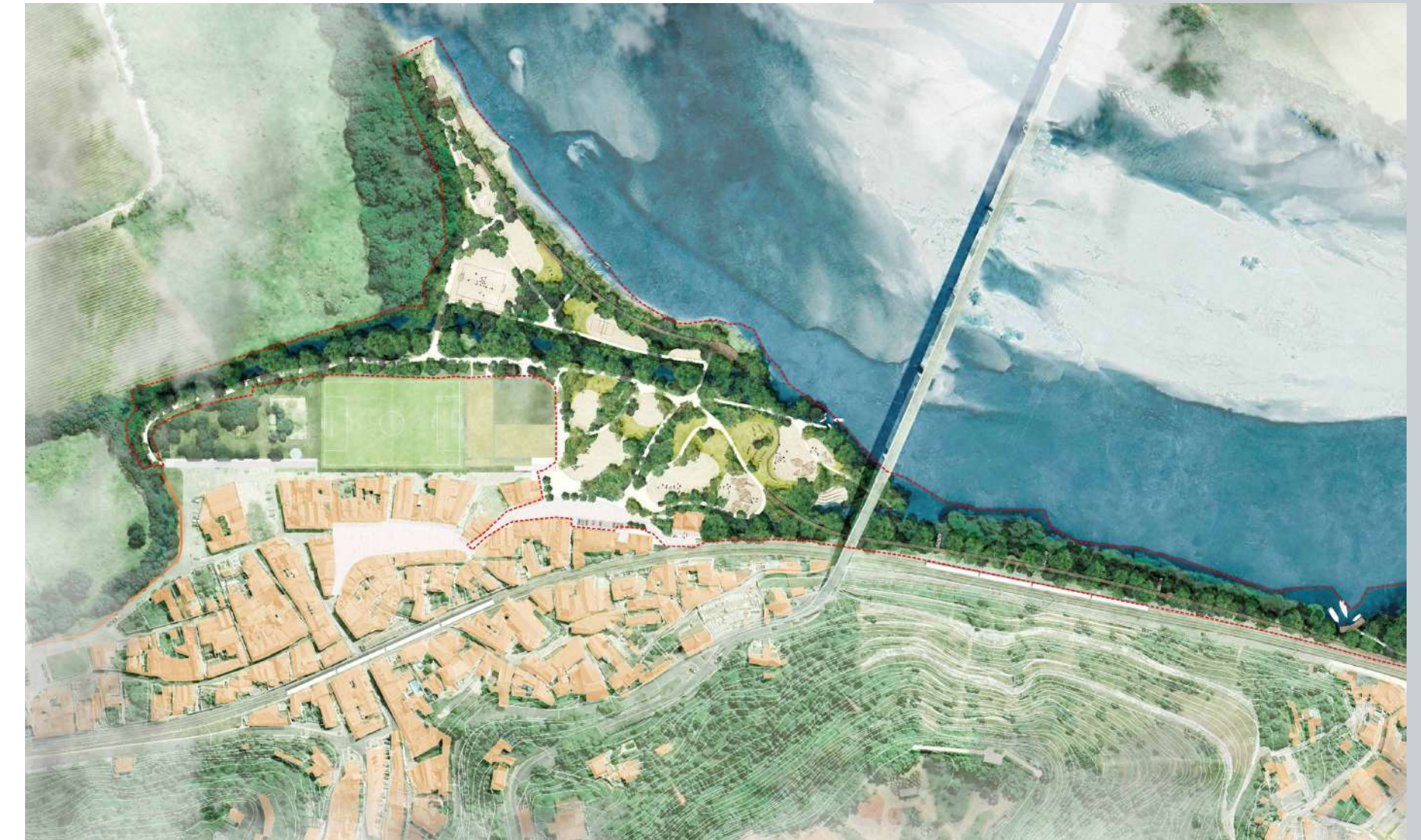
THE RIBEIRA TODAY

URBAN CENTRALITY, MOBILITY AND TRANSFORMATION OPPORTUNITY

- Consolidated urban area
- Stable residential population
- Ageing building stock with significant rehabilitation potential
- Strategic convergence of Historical Centre + Riverfront + Lezíria plains
- Designated as one of the municipality's priority urban regeneration fronts

The Ribeira de Santarém brings together a rare combination of structural attributes within a single district: an established residential base, strategic railway infrastructure, underutilised built assets requiring rehabilitation and a strong (pipeline of) public investment.

This convergence of factors positions the area as one of the municipality's most relevant opportunities for integrated urban regeneration and economic development, with capacity for phased redevelopment and medium- to long-term value creation.



PUBLIC INVESTMENT & TRANSFORMATION

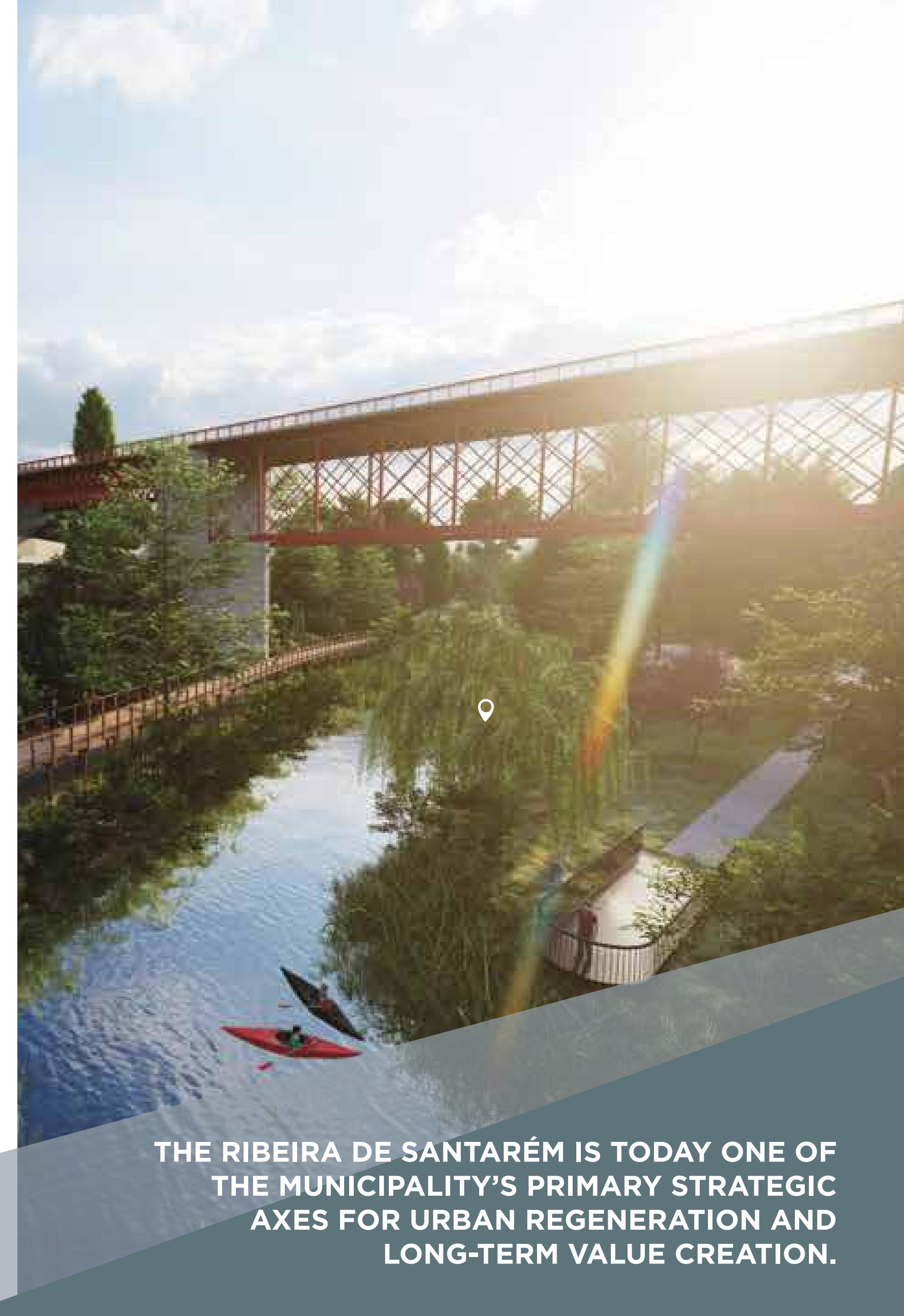
Structured Public Commitment to Waterfront Regeneration

The Municipality of Santarém is implementing a significant public investment programme focused on the comprehensive requalification of its riverfront district.

This programme aims to regenerate public space, enhance mobility and create new leisure and cultural environments, reinforcing the waterfront as a strategic urban centrality.

Currently under implementation, Natura Tejo Park will reposition the area as a benchmark destination for tourism, outdoor recreation and quality urban living, benefiting both residents and visitors.

- **Natura Tejo Park development**
- **Riverfront and public realm regeneration**
- **Creation of green areas, and leisure and waterfront activation areas**
- **Improvement of mobility and city–river integration**
- **Affordable housing and urban rehabilitation programmes**
- **Interventions in the railway station surroundings**
- **Ongoing urban regeneration projects**
- **Development of a new sports and activity district**



THE RIBEIRA DE SANTARÉM IS TODAY ONE OF THE MUNICIPALITY'S PRIMARY STRATEGIC AXES FOR URBAN REGENERATION AND LONG-TERM VALUE CREATION.

INVESTMENT POTENTIAL

A New Urban Value-Creation Front

The Ribeira de Santarém represents a prime urban development opportunity, offering a structured platform for medium- and long-term value creation.

Key sectors and opportunities include:

- **Urban and wellness tourism**
- **Culture, gastronomy and leisure concepts**
- **High-quality residential development**
- **Lifestyle and time-economy services**

By combining strategic location, distinctive identity, and structured public-sector investment, the Ribeira creates unique conditions for differentiated, sustainable projects with strong appreciation potential over time.



THE MUNICIPALITY AS A PARTNER

Clear Commitments. Structured Support.

The Municipality of Santarém provides a pro-investment framework designed to facilitate project implementation and reduce operational risk.

Key features include:

- **Clearly defined commitments and responsibilities**
- **Single point of contact for investors**
- **Continuous support throughout all project phases**
- **Efficient interdepartmental coordination**
- **Transparent and predictable administrative procedures**
- **Fiscal incentives and structured investment support mechanisms**

The Municipality of Santarém acts as an active and committed partner, offering ongoing support and creating the necessary conditions to ensure the success of every investment project.





NATIONAL & EUROPEAN FRAMEWORK

INVEST IN SANTARÉM: YOUR STRATEGIC GATEWAY TO SUSTAINABLE GROWTH

Santarém's development strategy is fully aligned with both national and European priorities, providing a robust framework for investment.

Key alignment areas include:

- **Proven capacity to mobilise and implement European Union funding instruments**
- **Green transition and sustainable urban development**
- **Technological innovation and territorial competitiveness**



**SANTARÉM IS WHERE NATIONAL AND
EUROPEAN DEVELOPMENT AGENDAS CONVERGE.**

- **Santarém offers investors stability, predictability, and strategic location. The municipality is a committed partner, providing clear support and guidance throughout all project phases.**

Key Advantages:

- Institutional Partnership: Single point of contact, efficient coordination, fiscal incentives
- Strategic Location: Central connectivity to Lisbon, Porto, and major Ports
- Urban Regeneration: Ribeira de Santarém and other priority areas with high redevelopment potential
- Aligned with EU & National Policies: Green transition, urban sustainability, technological innovation, access to EU funds



PARTNER WITH SANTARÉM AND UNLOCK LONG-TERM VALUE IN ONE OF PORTUGAL'S MOST STRATEGIC GROWTH LOCATIONS.

CONTACT OUR INVESTMENT TEAM TO DISCUSS TAILORED OPPORTUNITIES AND PROJECT IMPLEMENTATION SUPPORT.

WE ARE READY TO STRUCTURE THE NEXT PHASE OF GROWTH-TOGETHER.

PORTAL DO INVESTIDOR

