



MUNICÍPIO DE
ALPIARÇA



Welcome to Alpiarça

The Municipality of Alpiarça proudly presents itself at MIPIIM as a forward-looking, investment-ready territory where strategic vision meets quality of life.

Located in the heart of Portugal, Alpiarça benefits from a privileged geographical position, offering direct connectivity to major national and international markets. Its strategic location, combined with a strong logistical framework and proximity to key urban centres, makes it an ideal platform for sustainable growth and business expansion.

Alpiarça stands out as a dynamic and developed municipality, defined by efficient governance, transparent management, and a clear commitment to fostering long-term partnerships. The Municipality actively supports investors through agile administrative procedures, institutional reliability, and a collaborative approach that transforms opportunities into successful projects.

Rich in natural assets and environmental heritage, Alpiarça offers a unique balance between economic vitality and exceptional quality of life. Its landscape, cultural identity, and community-oriented spirit create a setting where businesses thrive and people flourish. Sustainability is not merely an ambition but a guiding principle embedded in municipal planning and development strategies.

At MIPIIM, Alpiarça presents a diversified portfolio of opportunities across residential, industrial, tourism, and innovation sectors — each supported by modern infrastructure, competitive conditions, and a proactive local administration.

Modern, sustainable, and strategically positioned, Alpiarça brings together all the conditions to attract, welcome, and grow investment. We invite partners and stakeholders to discover a municipality prepared for the future — a territory where vision becomes reality and investment finds lasting value.

On behalf of the Municipality of Alpiarça,
Sincerely,

Sónia Sanfona
The President of the Municipal Council of Alpiarça



Alpiarça in a glance

Alpiarça is positioned as a strategic territory for investment in the areas of bio-industry and sustainable tourism, bringing together unique conditions for innovative, sustainable, and distinctive projects.

Its proximity to Santarém, whose value will be greatly enhanced by the new airport, puts Alpiarça in a privileged position, establishing itself as a high-value alternative for investments that prioritize contact with the land, nature, and authenticity, without sacrificing excellent accessibility and global connectivity.

With a more flexible and efficient territorial scale, Alpiarça offers a particularly favorable environment for the development of specialized assets, allowing for deep integration with the territory, the local community, and the principles of environmental, social, and economic sustainability.

The municipality also stands out for its balance between industrial dynamism and high quality of life, creating an attractive context for investors, skilled workers, entrepreneurs, and digital nomads alike. This combination positions Alpiarça as a premium destination for sustainable investment in the heart of Portugal.

In terms of infrastructure, Alpiarça offers modern fiber optic networks, high digital connectivity, and technical conditions suitable for Industry 4.0, ensuring operational agility, efficiency, and competitiveness for innovative business projects.

The Municipal Budget for 2026, in the order of €17.4 million, reflects a clear strategic focus on education, housing, civil protection, and sustainable development, reinforcing the municipality's commitment to financial soundness, proximity to the population, and the implementation of structural investments essential to the balanced growth of the municipality.

Together, these factors make Alpiarça a highly competitive, sustainable territory that is ready to welcome qualified investment geared towards the future, innovation, and the creation of lasting value.



Identity Card: Alpiarça 2026

Indicator	Strategic Data	Impact on Investors
Population	~7.700 residents	A cohesive market with a strong local and agricultural identity.
Total Area	95,4 km ²	Territory focused on high agricultural productivity (Lezíria fields).
Companies	~ 850 units	Strong cluster in fruit, vegetables and wines.
Industrial zones	Industrial zone of Alpiarça	Infrastructured plots with competitive land costs.
Main Road Networks	EN 118 e proximity to A13/ A1	Quick access to the shopping centers of Lisbon and Santarém.
Cultural Heritage	Casa dos Patudos	Prestigious cultural asset for tourism partnerships.

Identity Card: Alpiarça 2026

Indicator	Strategic Data	Impact on Investors
Tourism	Sorraia Horse Nature Reserve and Paul da Goucha Local Nature Reserve	Potential for ecotourism and conservation projects.
Taxation	Minimum IMI rate (0,3%)	Low operating and asset maintenance costs.
2026 Municipal budget	~17,4 Millions Euros	Focus on urban regeneration and support for entrepreneurs
Security	Low Crime Rate (45 crimes per 1,000 inhabitants)	Safe territory with robust civil protection infrastructure.

Featured Tax Benefits

O Município de Alpiarça apresenta um pacote de incentivos fiscais focado na competitividade e na fixação de capital humano qualificado:

- **Derrama:** Reduced rates for companies, keeping the local business ecosystem attractive to new investors and promoting job creation.
- **IMI (Municipal Property Tax) at Minimum 0.3%:** Alpiarça has maintained a downward trend, setting the IMI rate at the legal minimum of 0.3% for urban buildings.
- **Support for Agricultural Startups:** Municipal programs to encourage the establishment of new technology companies in the primary sector.
- **ARU (Urban Rehabilitation Area):** Aggressive tax benefits for urban center rehabilitation, including 6% VAT on construction work and exemption from IMI/IMT property taxes.

Key Strategic Competitive Advantages

1

Alpiarça is located in the center of one of Europe's most fertile agricultural areas. There is a clear opportunity for the establishment of **food processing, cold storage, and agricultural innovation (Ag-Tech) facilities.**

2

The municipality of Alpiarça is a **low-cost logistics hub** with a direct connection to the A1 junction (Santarém), allowing rapid transport to the ports of Lisbon and Sines.

3

As a municipality adjacent to Santarém, Alpiarça has a strategic location, offering lower entry prices but benefiting from all the infrastructure and appreciation of the "Regional Capital," ensuring a higher initial **yield.**



Key Strategic Competitive Advantages

4

Located in the Tejo Demarcated Region, Alpiarça attracts investments for the modernization of wineries and the creation of Wine Resorts focused on exports.



5

Alpiarça is positioning itself as a pioneer in the creation of the first Renewable Energy Community (CER) led by a local authority in Portugal. This will enable a direct reduction in operating costs for companies through collective self-consumption and energy stability guaranteed by E-REDES' new €3.5 million substation.

Industrial Investment Opportunities

Alpiarça has an expanding industrial park. Recent anchor projects include the new **Soprema industrial unit**. The new industrial unit strengthens the company's commitment to the Iberian market, consolidating its position as a benchmark in sustainable construction. With this new investment, the company has reinforced its commitment to **innovation** and sustainability, aligning itself with global **energy efficiency** and **ecological footprint reduction goals**.



This municipality has one of the most **competitive installation costs per square meter in the region**, which, combined with low taxes, maximizes ROI for industrial investors. Large plots are also available for value-added industries.

Through the “**Antecipar para Proteger**” (Anticipate to Protect) program, the municipality supports companies that integrate digital transition and sustainability solutions, facilitating access to fiber optic networks and resilient infrastructure.

Sustainability and Quality of Life (Lifestyle)

The Sorraia Horse Nature Reserve

The Sorraia horse is a breed that is considered to be reminiscent of the wild ancestor of the Iberian horse from the hot southern region, the substrate of the modern horse from the south of the Iberian Peninsula. It is a unique breed, with the Reserve being its main breeding and protection location.

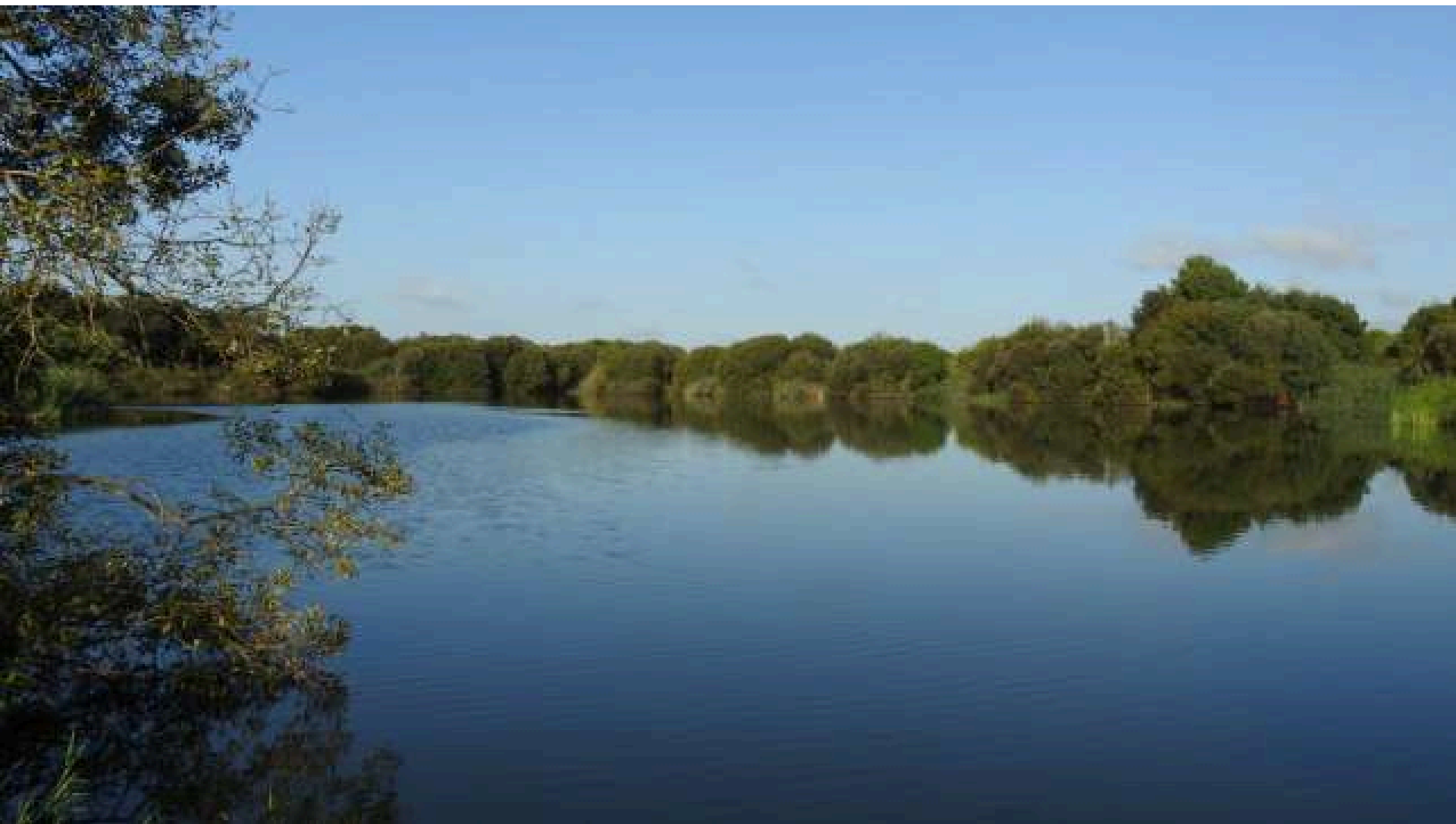
This Nature Reserve with 36 Hectares is a place to contemplate this unique horse, enjoy nature, and practice outdoor sports.



Sustainability and Quality of Life (Lifestyle)

Paul da Goucha Local Nature Reserve

Paul da Gouxa is an inland wetland which, due to its size and geographical location, is undoubtedly an important conservation area, standing out not only in the national context but also in the European context, as it is a low peat bog with marshy willow trees and reed beds in a good state of conservation. It is a particularly special place for bird watching.



Sustainability and Quality of Life (Lifestyle)

Patudos Dam Tourist and Sports Complex

This is an area that is already well established in the local imagination, but with a gap in the supply of premium hospitality, which guarantees a “First Mover” opportunity for hotel investors. It includes 15 hectares of water surface, has low risk of underlying infrastructure, ESG Projects and Sustainable Certification and also is close to Casa dos Patudos, enabling cultural tourism and access to exclusive events.

It includes a camping park and leisure areas, but there is a gap in the market—a higher-end hotel or glamping.





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