



INVESTOR SUPPORTING GUIDE

ARRUDA DOS VINHOS

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ARRUDA DOS VINHOS - TERRA DE FUTURO

Due to the landscape a few minutes of Lisbon. There where whom called: "Douro at Lisbon doors". The hospitality of its people, the vicinity towards all meanings, excellence, teaching quality, the safety, the Natural wealth and landscapes, wines, gastronomy, **but mainly a huge desire of receiving you with all your ideas and your own business.**

Being a border county between the Metropolitan Area of Lisbon and the West, as well as being situated in this unique development axis, what we really want and wish is to visit us with your ideas, your project and business. We will be, your partner receiving you with open arms.

You may think that we are more another county trying to capture your investment, but as the Town Hall President of Arruda dos Vinhos I can assure you, that we are much more than that....We want your presence in Arruda, inviting you to live and share your future with us, personal and professional. Although living in, an, enchanted valley, surrounded by beautiful green landscapes, we are opened minded to new ideas in relation to the world that surrounds us.

Our greatest pleasure is receiving, someone that wishes to build the future beside us and tell with clarity, "together let us tread this path"!

In conclusion, allow me to invite you to visit us, we are waiting for you!

André Rijo
Mayor of Arruda dos Vinhos

INVESTOR SUPPORTING GUIDE

Arruda dos Vinhos municipality

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O CONCELHO

The Arruda dos Vinhos Municipality belongs to the district of Lisbon, and integrates the NUT III in the west region.

Despite its rural characteristics, the strong growth in the last decade has determined changes in its economic structure.

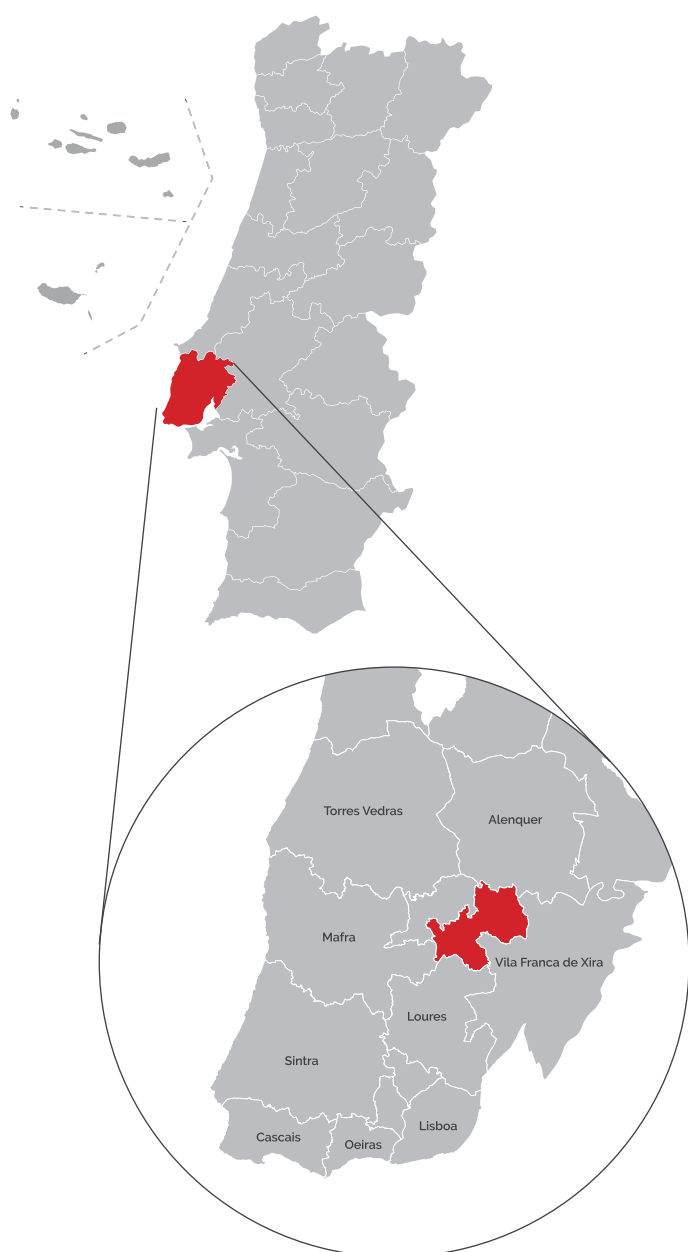
The secondary sector denotes a high increase, what is meant by the improvement of accessibility to the County and the proximity of the metropolitan area of Lisbon.

Strong wine production County, this being of total importance in the local economy.

Arruda dos Vinhos has a very potential significant regional statement.

The county forms the bridge between Lisbon and the West.

The county forms the bridge between Lisbon and the West. Land of vineyards and valleys, simple people and hardworking, well receiving all who pass and stay, it's a worth investing county.





TERRITORY

- / 77,7 Km²
- / 4 parish (Arruda dos Vinhos/headquarters, Arranhó, S.Tiago dos Velhos and Cardosas)
- / 1,88 % industrial space
- / 10,13 % urban space and buildable
- / 86,96 % rural



POPULATION

- / 13 992 resident (provisional estimates of INE, Censos 2021), and it's the county that grew the most in terms of resident population at national level, between 2011 and 2019
- / 66% of active population
- / 19% of young people





EDUCATION

- ✓ 1 nursery IPSS
- ✓ 2 childhood IPSS and private
- ✓ 4 public schools (Kinder-garden and elementary school)
- ✓ 1 Externato, establishment of private education and cooperative (2(2) and 3(2) secondary)
- ✓ 2 vocational schools
- ✓ 13,9% of graduates, higher rate of West and above the national rate

The academic results are well above the national average, the county offers a high quality education that is transversal to all levels of education.



ECONOMY

- ✓ 1st per capita purchasing power of the West and 23rd nationally
- ✓ 23,4 enterprises per km²
- ✓ 3 employees per firm (average)
- ✓ 382 million euros in turnover of the agricultural sector still has a great expression in the county

The viniculture constitutes an important source of revenue. Arruda dos Vinhos assumes itself as a vineyard dresser where they are cultivated many and varied varieties of "Castes" with natural conditions.

In spite of its rurality, the county is undergoing transformations in the economic structure.

The secondary sector currently represents 13% and demonstrates some vitality with the deployment of new industries. The economic base of the County is based, essentially, in the trade and services that represents about 66% of economic activities.



LIFE QUALITY IN ARRUDA DOS VINHOS

Arruda dos Vinhos county offers to all those who dwell there, the visiting or working in it, top condition in relation to quality of life.

All existing indicators make the municipality a reference level of the West and at national level.

Here are some values that make a difference and makes of this municipality the ideal location to live and invest.

- ✓ Green areas and low density of construction
- ✓ Education of high quality in modern equipment
- ✓ Health Center and Hospital (IPSS)
- ✓ Sports, municipal swimming pool and various equipments for the practice and realization of events of sporting character.
- ✓ Urban park with 3acres in the heart of the village
- ✓ Dressage Academy
- ✓ Outdoor activities; walking tours, mountain biking, orienteering and paragliding
- ✓ Cycling tours and maintenance
- ✓ Morgado Cultural Centre, which includes the Irene Lisboa Library, the Municipal Gallery, the Tourism Office, the Interpretation Centre of the Torres Lines, the Craftsman's Workshop, the Municipal Auditorium and a Seventh Century garden
- ✓ Multipurpose Pavilion, for several exhibitions
- ✓ Integration in the Historical Route of the Torres Lines, being owner of the Carvalha Fort and the Blind Fort
- ✓ Health Mobile Unit
- ✓ Diversified Housing offer of quality
- ✓ Offers of accommodation
- ✓ Lodgings offer/ Discover Arruda's App
- ✓ Arruda's Base





ARRUDA DOS VINHOS IS AN INVESTMENT

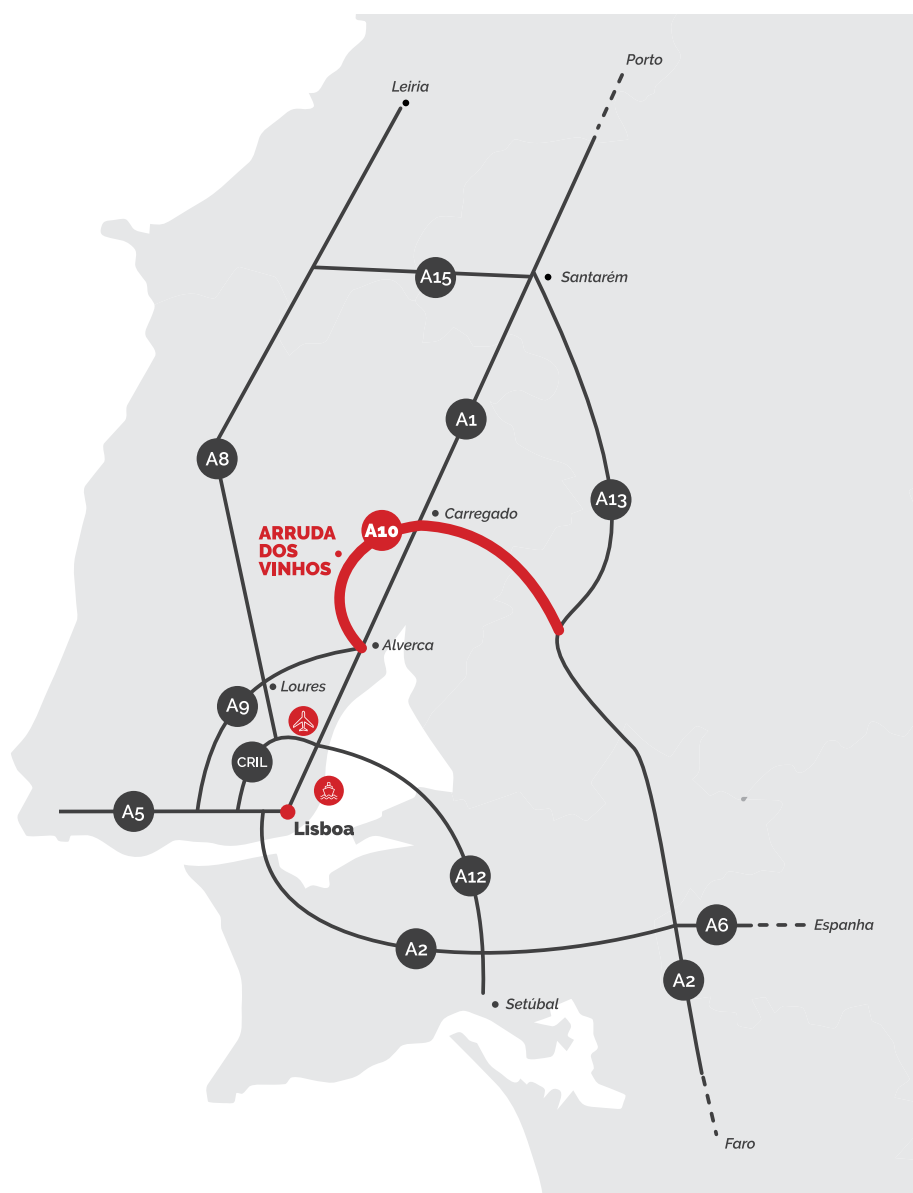
ACCESSIBILITIES



ROAD ACCESS

- / 5 minutes from the A10 junction
- / 30 km from Lisbon, 20 minutes by car
- / 25 km from Torres Vedras, 30 minutes by car
- / 10 km from Carregado, 15 minutes by car

The Council is served by a good network of road passenger transport, with direct connection to Lisbon, Alverca, Vila Franca and Torres Vedras.





AIR TRANSPORT

- / 30 km from Lisbon Airport, 20 minutes drive
- / 17 km from Alverca Aeronautical Park, 15 minutes drive



RAIL TRANSPORT

- / 11 km from Alhandra Station, 10 minutes by car
- / 17 km from Alverca Station, 15 minutes by car
- / 12 km from Vila Franca de Xira Station, 20 minutes by car
- / 14 Km from Dois Portos Station, 20 minutes by car

The Council is served by the North and West Lines.



MARITIME TRANSPORT

- / 46 km from the Port of Lisbon, 35 minutes by car



TERMINAL ROAD

- / There is a Bus Terminal in the center of the village



AVAILABLE AREAS

- / Warehouses
- / Industrial land
- / Industrial spaces
- / Agricultural spaces
- / Shops and commercial spaces



INVESTOR SUPPORT

- / gade - Economic Development Support Office
- / Proximity between the decision-maker and the investor
- / Disclosure of the company on the Municipality's website
- / Logistical support, for fairs and exhibitions, on behalf of the Municipality
- / Hotline, personalized service that favors the debureaucratization of processes and reduces response time to entrepreneurs and potential investors
- / Strategic partnerships





EQUIPMENT AND LOCAL SERVICES

- / Hospital da Santa Casa da Misericórdia
- / Health Center
- / Public Notary
- / Civil, Property and Commercial Registry
- / Citizen's Shop (Tax Authority, Social Security, Citizen's Space, Single Counter of the City Hall, Payshop and Peace Courts)



QUALIFICATION OF HUMAN RESOURCES

- / GIP – Professional Office
- / Professional Education
- / Teaching and research proximity infrastructures
- / Partnerships with higher education institutions
- / Proximity to the Professional Training Service of Alverca (Centro de Emprego e Formação Profissional de Vila Franca de Xira)



AREAS AVAILABLE

- / Auditorium, 113 seats
- / Multipurpose Pavilion (3,300 m²)
- / Municipal Gallery (240 m²)
- / Hostel (51 beds)
- / Business Incubator and Cowork



ARRUDA INVEST BUSINESS NETWORK

The business network investment aims to promote and attract investments, companies and entrepreneurs to the municipality of Arruda dos Vinhos, as well as stimulate creativity, innovation and synergies among local economic agents.

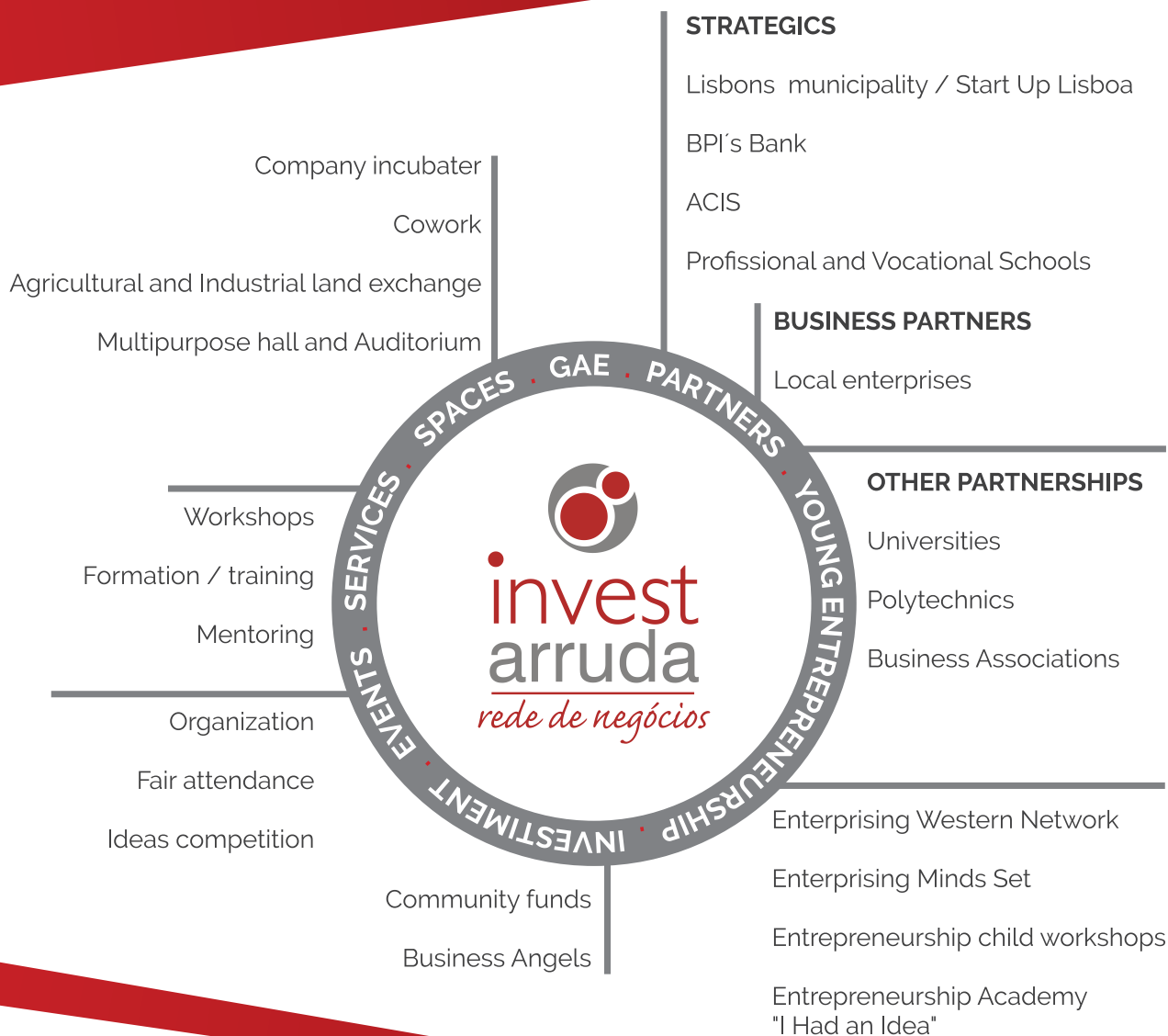
The Municipality of Arruda dos Vinhos is the main promoter of this project, in partnership with the Municipality of Lisbon/ Start Up Lisbon, BPI Bank, ACIS (Business Association of the municipalities of Vila de Franca de Xira and Arruda dos Vinhos) and other partners, public and private.

The project's patron is Commendatore Rui Nabeiro.

Besides promoting the municipality of Arruda dos Vinhos in the national and international context, investing arruda supports investors, companies and entrepreneurs, regardless of the sector of activity and the size of the projects, establishing contacts, providing support structures and providing information on spaces for setting up their businesses.

Arruda Invest includes a business incubator, a cowork space, a land exchange for agricultural and industrial use, a training program and workshops, and other initiatives or projects that fit the objectives set.





PATRON



PARTNERS





CONSELHO
ECONÓMICO
ESTRATÉGICO
arruda dos vinhos

STRATEGIC ECONOMIC COUNCIL

The Strategic Economic Council of Arruda dos Vinhos is a forum or body for analysis, reflection and consultation policies in economic fields and development, created by the Municipality of Arruda dos Vinhos. It is chaired by businessman Tim Vieira ("business angel").

The creation of this consultative forum, foreseen in the Arruda2025 Strategic Document, has as its central objective the promotion of a policy of proximity and partnership between the Local Government, local entrepreneurs, investors and other social and institutional partners, in order to agree on ideas, action measures and outline short-, medium- and long-term strategies in the field of local economic development.

In this way, the Municipality of Arruda dos Vinhos intends to dynamise and carry out more instruments and measures that allow the Municipality to develop active policies that revitalise the economy of the Municipality, fixing and stimulating the existing business fabric and attracting new investments, thus creating an environment conducive to doing business and maintaining economic and social prosperity.

"In the Lisbon region this is by far one of the best places to invest. Arruda, for its history, for its people, for its location, for the quality of life that it manages to offer to those who move here, and also for being one of the last locations near Lisbon with community funds, at least for another year, Arruda is a great place to have a company, it is a great place to host a company for the future".

João Vasconcelos, ex-Secretário de Estado da Indústria, reunião do CEEAV de 17 novembro 2017





AN ENTERPRISING WORD



We are a company in continuous growth and we need fast and effective decisions.

From Arruda dos Vinhos we have had and felt the necessary support for the development and growth of our business.

We are from Arruda, we want and will continue to invest in our county.

José Leitão, *Grandma's recipes*



From the first day of the Alma dos livros in the Invest Arruda space everything went smoothly and as expected.

By the way, mutual help and collaboration between the various entities and companies in the space have been the best, which helps a lot when opening a new company.

Moreover, the space is functional and well located in the center of Arruda dos Vinhos. I recommend it!

Ricardo Antunes, *Books soul*



I'm sorry I didn't meet Arruda dos Vinhos a few years earlier. Welcoming, support, professionalism and unique conditions.

Jorge Silva, *The SCOPE*



BUSINESS PREMISES

BUSINESS AREAS

In the municipality there is a set of infrastructures that support business activity. The offer, on the part of individuals, includes land and warehouses.

The location of these areas is strategic and, for the most part, well served in terms of accessibility. The proximity of the Lisbon Metropolitan Area, the good access and investment incentives, make Arruda dos Vinhos Municipality very attractive for the companies settings.

1 INDUSTRIAL ZONE OF CORREDOURAS

Located in the parish of Arruda dos Vinhos, near E.N 115-4 which connects Arruda dos Vinhos to Carregado, it is intended for the

construction of industrial and commercial purposes. It has land and warehouses, for sale and rent.

2 CORPORATE CORE OF ARRUDA DOS VINHOS - NEAV

Designed for the purpose of the implantation of small and medium enterprises and logistics areas, it is a private condominium, located in the parish of Arruda dos Vinhos.

3 A-DO-MOURÃO INDUSTRIAL ZONE

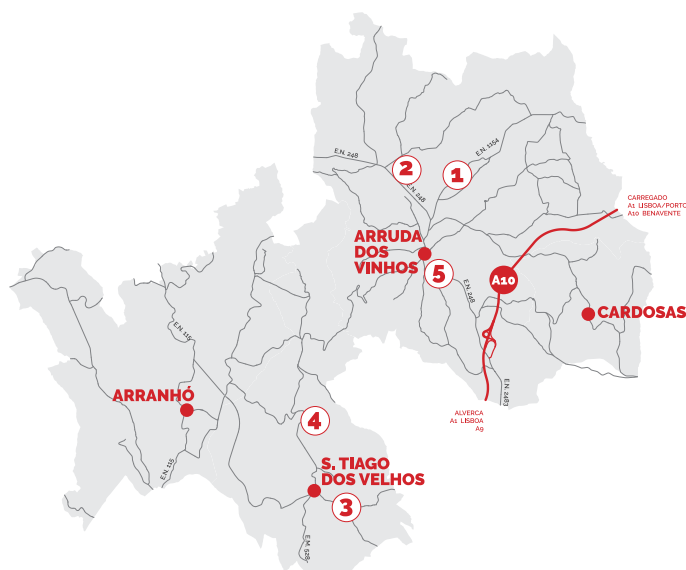
Located in the parish of S. Tiago dos Velhos, it is destined to the implantation of constructions with industrial and commercial purposes, with offer of lands and warehouses for sale and rent. This industrial area is served by the A1 which has the knot about 7km.

4 ADOSEIROS INDUSTRIAL ZONE

The industrial zone of Adoseiros, located in the parish of S. Tiago dos Velhos and is intended for the implantation of constructions with industrial and commercial purposes.

5 INDUSTRIAL ZONE OF SANTO ANTÓNIO

Located next to the E.N 248 that connects Arruda dos Vinhos to Vila Franca de Xira, Alhandra and Alverca, it is in the parish of Arruda dos Vinhos. It has warehouses.





AGRICULTURAL AREAS

The municipality of Arruda dos Vinhos has characteristics that are conducive to agricultural practices, especially viniculture, as it is located in a mild valley with fertile soils and water courses.

The agricultural sector assumes a relevant importance with the locals and also has a significant expression in the local economy.

Given the centuries-old experience of the Arrudenses, the local conditions and the existing support, the conditions are met for this site to be taken into consideration for the development of new agricultural practices and projects.

Arruda dos Vinhos is certainly a place for RESEARCH.

Besides private offeres , the Municipality has land with reasonable dimension for agriculture exercise practices.

QUINTA DA MURZINHEIRA

Municipality Property, located in the parish of Arranhó. This farm, with 35 acres, has conditions for agricultural practices.

MUNICIPAL SPACES, OF MEDIUM DIMENSION, PROPITIOUS TO AGRICULTURAL PRACTICES





INVESTMENT INCENTIVES

INVESTMENT DRIVE

The attraction of investment and the dynamization of agro-industry and wine tourism are some of the great bets of Arruda dos Vinhos Municipality.

As an impulse to the objectives, we have established facilitating ways in the licensing process with exemption or reduction of a set of municipal taxes that are levied on business activities, in order to stimulate and consolidate investment in the municipality.

REDUCTION AND EXEMPTION OF MUNICIPAL RATES

- ✓ **Up to 60%, for the license of urban operations for economic activities considered relevant** and aimed at hiring resident labor. A further **30% increase for companies with head offices in the municipality**
- ✓ **Up to 50% or exemption, for the license of urban operations for tourism and/or hospitality exploration**, in the areas of promotion of local products, wine tourism, adventure sports and projects related to research and development of the agro-industrial side
- ✓ **Up to 50% for the license of work in matters of conservation, reconstruction**, change or enlargement of properties located in areas of urban rehabilitation
- ✓ **Exemption from license and prior notice for the construction of garden greenhouses and others exclusively for agricultural exploitation**, mushroom production or heliculture, which comply with the Municipal Regulations



TAX INCENTIVES (2024)

DERRAMA

- / **1,5%** for taxable persons with a turnover of more than EUR 150 000.00
- / **Exemption** for taxable persons whose turnover in the previous year was 150 000.00 or less
- / **Exemption from the payment of the Surcharge, for a period of 3 years**, for companies that establish and establish their headquarters in the municipality in 2024, provided that they create and maintain at least 3 jobs

IM - MUNICIPAL TAX ON IMMOVABLE

- / **0,370%** for urban buildings, assessed, referred to in paragraph c) of paragraph c) of article 4 of the same law. Article 112(1) of the CIMI

IRS

- / **3,8%** participation in the **IRS** of taxpayers with tax domicile in the respective territorial constituency of the Municipality

PROJECTS OF STRATEGIC INTEREST FOR THE MUNICIPAL OF ARRUDA DOS VINHOS (PIEMA)

Municipal Regulations, with a view to the implementation and continuity of a policy of granting tax and other benefits, for projects considered of strategic interest to the municipality of Arruda dos Vinhos - PIEMA, whose implementation, through the support measures, is intended to be a further incentive to investment and settlement in the Council.

PIEMA may be granted:

- / Tax benefits (IMI, IMT and derrama)
- / Benefits in municipal taxes (namely urban licensing)
- / Procedural support
- / Reduction of municipal taxes for the use of municipal equipment
- / Automatic membership in the Strategic Economic Council of Arruda dos Vinhos
- / Consultation of mentors

QEC - COMMON STRATEGIC FRAMEWORK 2014-2020

PORTUGAL 2020

The Common Strategic Framework (CSF) provides a framework for the European Union's structural support between 2014 and 2020, with the private sector and employment as priorities.

Located in the Centre Region, the municipality of **Arruda dos Vinhos is in a convergence zone**, being the closest municipality to Lisbon (about 20 minutes) with a maximum co-financing rate of **co-financing rate of 85%**. In the Lisbon region the maximum co-financing rate is only 50%.

For the 2014-2020 period, the **Operational Programme of the Centre Region has an allocation of 2,155 million euros**, of which 1,751 million euros from the European Regional Development Fund (ERDF) and 404 million euros from the European Social Fund (ESF), divided in percentage terms:

- ✓ **Competitiveness Internationalisation -50%**
- ✓ Social Inclusion and Employment - 16%
- ✓ Human Capital - 14%
- ✓ Sustainability and Efficiency in the Use of Resources - 20%





The Operational Programme of the Central Region is structured in 9 AXES priorities:

- ✓ **Axis 1: Research, Development and Innovation (IDEIAS)**
- ✓ **Axis 2: Competitiveness and Internationalisation of the Regional Economy (COMPETING)**
- ✓ Axis 3: Developing Human Potential (LEARNING)
- ✓ Axis 4: Promoting and Stimulating Employability (EMPLOYMENT and CONVERGING)
- ✓ Axis 5: Strengthening Social and Territorial Cohesion (Approach and Converge)
- ✓ Axis 6: Affirming the Sustainability of Resources (SUSTAINABILITY)
- ✓ Axis 7: Affirming the Sustainability of Territories (CONSERVE)
- ✓ Axis 8: Strengthening the institutional capacity of regional entities (ENABLE)
- ✓ Axis 9: Strengthening the urban network (CITIZENS)

We would like to highlight that for axis 2, Competitiveness and Internationalisation of Enterprises alone, the total amount available for the Centre Region is 38% of the allocation, equivalent to 818 million euros.

The Municipality has at the disposal of entrepreneurs a team that can assist in the evaluation of possible applications for Portugal 2020.



ESUPPORT STRUCTURES

LOCAL STRUCTURES



GADE - ECONOMIC DEVELOPMENT SUPPORT OFFICE

gade directs its activity to attract investment and support the local business fabric. It aims at promoting and enhancing a diversity of services aimed at small and medium enterprises.

GADE aims to achieve dynamics that aim to:

- ✓ Foster a personalized relationship with the economic agents of the municipality;
- ✓ Support the licensing of business activities;
- ✓ Promote economic development through the attraction of new investments and support for the establishment of new businesses;
- ✓ Encourage and develop entrepreneurship;
- ✓ To support the dissemination and presentation of the existing business fabric through services and articulation with other public and private institutions;

- ✓ To support, guide and promote the economic fabric of the municipality; ;
- ✓ To develop awareness actions and professional training; ;
- ✓ To disseminate applications for programmes and funding lines to support economic agents;
- ✓ To guide in applying for internship programmes;
- ✓ To disseminate the business offer.

Tel. 263 977 031
gae@cm-arruda.pt
www.cm-arruda.pt



INVEST ARRUDA

Tel. 263 978 054
gae@cm-arruda.pt
www.investarruda.pt



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STRATEGIC ECONOMIC COUNCIL

Tel. 263 977 031
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GABINETE DE INSERÇÃO
PROFISSIONAL

GIP - PROFESSIONAL INSERTION CABINET

It aims to facilitate the insertion or reinsertion of the unemployed of the municipality, young and/or adults, in the labour market. Its objectives are:

- ✓ To accompany, in a personalized way, the unemployed who are in the phase of professional insertion or reinsertion;

- ✓ Support the active search for employment, communicating, among others, the job offers available every week;
- ✓ Disseminate the training offer;
- ✓ Capture offers from employers (in close cooperation with them);
- ✓ Present measures to support employment, qualification and entrepreneurship, in order to boost the labor market in the municipality;
- ✓ Other activities considered necessary for the unemployed registered in the Employment Centers that facilitate their daily lives.

Tel. 263 977 009
gip@cm-arruda.pt
www.cm-arruda.pt



LOJA DO CIDADÃO

CITIZENSHOP

Space to better serve the municipality with concentrated services.

Tax Authority (Finance), Social Security Institute, City Hall Single Desk, Citizen's Space, Payshop and Peace Court.

Citizen Contact Center: 300 003 990
Business Contact Center: 300 003 980
info.cidadao@ama.pt
<https://mapa.eportugal.gov.pt>

REGIONAL STRUCTURES



ACIS- BUSINESS ASSOCIATION OF VILA FRANCA DE XIRA AND ARRUDA DOS VINHOS COUNTY

ACIS, with a head office in Vila Franca de Xira, represents about one thousand associates of the various branches of commercial, industrial and service activity. They provide their associates with consultancy services in the offices of: Administrative Support, Legal Support; Consultancy in Management and Taxation; Economic and Financial Advice; Licensing Support and finally, Communication and Image Support. In addition to these offices, there are protocols signed with companies from various sectors, in order to benefit the activity of the associates.

Tel. 263 272 292
Tlm. 925 000 305
info.geral@acis.org.pt
www.acis.org.pt/website



AERLIS-BUSINESS ASSOCIATION OF LISBONS REGION

AERLIS is a non-profit association, with a committee in Carregado. Its main objective is to promote the development of economic activities in the region. They support the creation and internationalization of companies and provide various services, including support in applications for incentives and the organization of business missions. It has a relevant role in the area of training and events.

Tel. 263 860 260
aerlis@carregado.aerlis.pt
www.aerlis.pt



LEADER OESTE - ASSOCIATION TOWARDS DEVELOPMENT AND RURAL PROMOTION OF THE WEST

Association for the Rural Development of the West, based in Cadaval. It is an organization whose corporate purpose is, in short, to carry out actions to boost the local development of the most rural parishes of the West region. The work developed by this organization has been focused on the implementation of social, cultural and economic projects that privilege the actors of the local rural environment of the West.

Tel. 262 691 545
leaderoeste@netvisao.pt // leaderoeste@gmail.com
www.leaderoeste.pt



CENFIM- PROFESSIONAL FORMATION CENTER OF METALLURGICAL AND METALLOMECHANICAL INDUSTRY

CENFIM, with a Nucleus in Torres Vedras, is a protocol centre of national scope, which promotes professional guidance and valorisation.

Tel. 26 131 80 90
tvedras@cenfim.pt
www.cenfim.pt



CENFIC- CENFIC IS THE PROFESSIONAL TRAINING CENTRE OF THE CIVIL CONSTRUCTION AND PUBLIC WORKS INDUSTRY

Prepare qualified Professionals for the performance of the multiple activities that integrate the Civil Construction and Public Works Sector, through the realization of Professional Training and Professional Certification Actions.

Tel. 800 201 240
cenfic@cenfic.pt
www.cenfic.pt



CAERO- BUSINESS SUPPORT CENTER OF THE WEST REGION

CAERO seeks to support, guide, inform, accompany and promote the economic fabric of the Region, enabling an improvement in the effectiveness of the response to the constant demands of our Economy. CAERO has developed several initiatives with the aim of supporting companies in adapting to new market demands and consequently being more competitive.

Tel. 261 321 497
geral@caero.net
www.caero.net

NATIONAL STRUCTURES



IAPMEI

Support Institute to small and medium-sized enterprises and towards innovation, an instrument of economic policies aimed at small and medium-sized enterprises in the industrial, commercial, service and construction sectors, with the task of providing favourable conditions for the strengthening of the entrepreneurial spirit and competitiveness.

www.iapmei.pt



AICEP Portugal Global

AICEP Portugal

Aicep Portugal Global, E.P.E., Investment Agency and Portugal foreign Trade, a public entity of a business nature dedicated to the development of a competitive business environment that contributes to the globalisation of the Portuguese economy. Its mission is to increase Portugal's competitiveness and notoriety, through the stimulation of structural investment and the internationalisation of companies, with special emphasis on small and medium-sized enterprises.

www.portugalglobal.pt



EPORTUGAL - PUBLIC SERVICES PORTAL

In this area you can deal with several subjects in a totally electronic way, such as creating a company, registering a trademark, obtaining certificates or licensing your activities.

<https://eportugal.gov.pt>



IEFP

Employment and Professional Training Institute, IP. is the national public employment service that promotes the creation and quality of employment and combats unemployment, through the implementation of active employment policies, namely vocational training.

www.iefp.pt



PORTUGAL 2020

Portal for access to the European Structural and Investment Funds, of which the ERDF, ESF, Cohesion Fund, FEAMP and EAFRD are part, for all entities wishing to obtain information and/or apply for funding in the 2014-2020 period.

www.portugal2020.pt



CENTRO 2020

Regional Center of Operational Programme It is an instrument with exclusive application to the Center Region.

www.centro.portugal2020.pt



RDP 2020 - Rural Development Programme 2014- 2020,

The RDP Desk gathers information on the programme and its measures and publishes news and applications for the RDP 2020 Programme.

www.pdr-2020.pt



COMPETE 2020

Competitiveness Factors Operational Programme

The Managing Authority of COMPETE is the mission structure responsible for the management and implementation of the Competitiveness Factors Thematic Operational Programme.

www.pofc.qren.pt



**arruda
dos vinhos**
vale encantado

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