INVEST
Região
Beiras e
Serra da Estrela

INVESTOR'S GUIDE



ICT

INFORMATION AND COMMUNICATION TECHNOLOGIES & ELECTRONICS

Regional Partners for Innovation and Investment

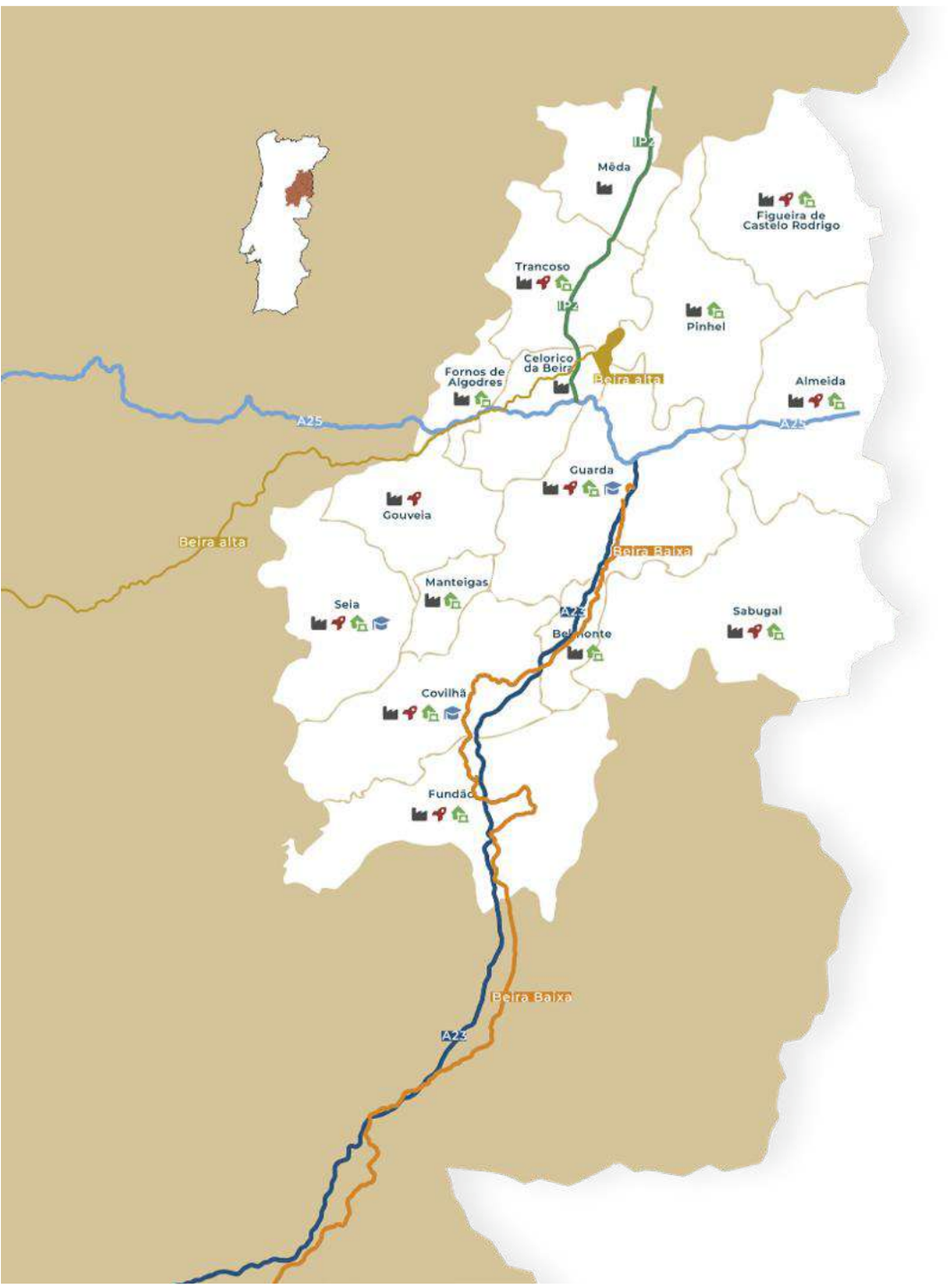
CIMRBSE – Intermunicipal Community of Beiras and Serra da Estrela Region

The CIMRBSE – Intermunicipal Community of Beiras and Serra da Estrela Region is a public intermunicipal organisation that brings together 15 municipalities in Central Portugal. Its mission is to promote integrated regional development, strengthen territorial cohesion and improve quality of life across the region. By fostering collaboration between municipalities, businesses and institutions, CIMRBSE supports economic growth, innovation, sustainability and international investment. The region combines strategic location, natural resources, industrial capacity and high quality of life, positioning itself as an attractive destination for business, tourism and international partnerships.

NERGA – Business Association of the Guarda Region

Founded in 1984 by a group of entrepreneurs from the Guarda District, with the support of the Portuguese Industrial Association, the NERGA – Business Association of the Guarda Region plays a key role in fostering regional economic development. Representing companies from all sectors of activity, NERGA promotes competitiveness, innovation, entrepreneurship, internationalisation and business cooperation. Through its close relationship with local companies and institutions, NERGA acts as a strategic partner for regional growth, investment attraction and talent development, contributing to a dynamic and sustainable business ecosystem in Central Portugal.

Infrastructure & Connectivity



Coworking Spaces

Business Incubators

Industrial Parks

Higher Education Institution

Motorway Connections

A25

A23

IP2

Regional Scale

+210,000 inhabitants (2021 Census)

Distances:

- Oporto 160km (1h40)
- Madrid 330km (3h)
- Lisbon 240km (2h30)

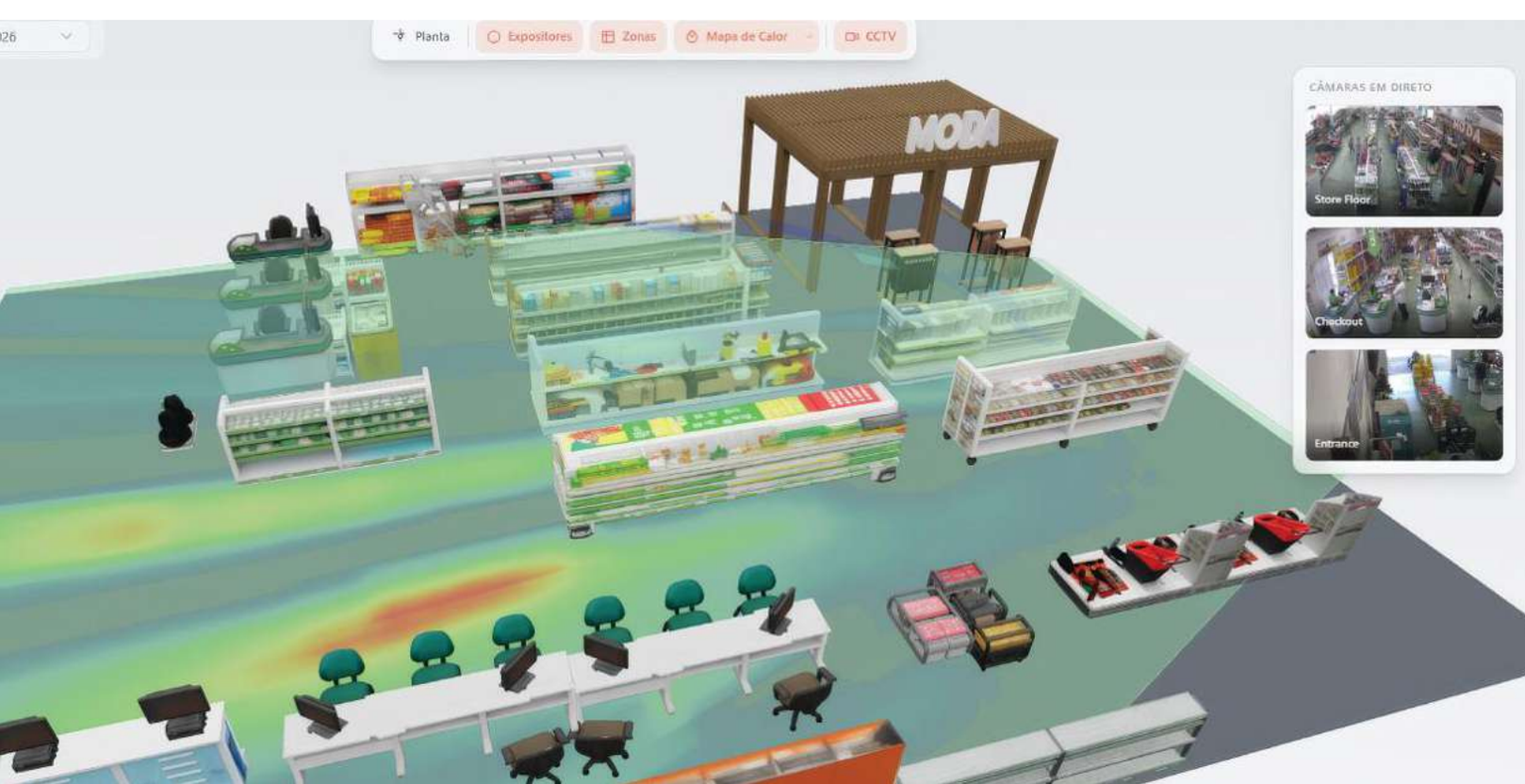
Free tolls on A23 and A25 motorways.

Data as of 2026

Qualified technology training, access to the tech market and a more stable salary and real estate context compared to the coast.

+100 tech companies	+300 graduates/ year	2 Specialised Technology Centres (CTE)
already established and growing	(in engineering)	

Discover the real costs and the talent available



Tech Ecosystem & Talent



Scale of Technology Operations in the Region

- More than 100 companies with technological and digital activity
- Technology projects from initial stage to consolidated and growing operations
- Activities in software engineering, digital services and innovation projects
- Presence of companies with national and international scope

Training & Talent Pipeline

- Higher education: University of Beira Interior (UBI) and Polytechnic Institute of Guarda (IPG) with courses in computer engineering, electrotechnical engineering and digitaltechnologies
- Technical and vocational training: vocational schools and requalification programmes in programming, networks and systems
- Strengthening the training ecosystem: installation of Specialised Technology Centres (CTE) in Computer Science in the region

ICT Benchmarking

Comparison of costs and operating conditions.

Indicator	Beiras & Serra da Estrela	Lisbon / Oporto	European City
Average salary – Advanced Developer	2 500€ – 3500€	3 300€ – 4 500€	3 750€ – 5 000€ (Barcelona)
Office cost (€/m²/month)	Local market not formalised; values often <10 €/m² or based on free coworking	Oporto: 12,58 €/m² Lisbon: 13,06 €/m²	~30–50 €+ (central areas)
Housing cost (€/m², renting)	4,11€/m²	Oporto: 12,58 €/m² Lisbon: 13,06 €/m²	Barcelona: 29,90€/m² London: 23,80€/m² Frankfurt: 18,50€/m²
Talent attraction incentives	National mechanisms and favourable framework for settling in inland areas	National programmes without specific regional advantage	Favourable regimes for expatriates
Quality of life	Tranquillity, nature, low cost of living, safety	Lisbon: top ~40 worldwide Oporto: high safety and services	Frequently top worldwide
Investment decision impact	Greater relative attractiveness for new projects at installation stage	Attractiveness based on scale and market	Attractiveness based on taxation

Indicative values based on sectoral benchmarks and public sources, including institutional information, as well as labor market and real estate platforms. Intervals reflect average estimates and may vary depending on the profile, specific location and operating model. The concrete application of tax and financial incentives always depends on the eligibility and characteristics of each project.

What this means for the investor

More efficient cost structure compared to major urban centres, particularly at the level of salaries, real estate and technical team deployment.

Greater financial predictability at the start-up and growth stage, in a context of lower salary and real estate pressure than Lisbon, Oporto or major European capitals.

Ability to scale technical teams with controlled costs, while maintaining access to talent, digital infrastructure and European markets.

Competitive alternative to metropolitan locations, combining Iberic connectivity, quality of life and conditions favourable to talent retention.



Investment Support

Structured support throughout the investment process

Based on the investor's needs, objectives and requirements, the project is accompanied by a specialist team through a single point of contact that supports the entire investment process, from the initial stage to implementation.

1. Strategic project assessment

- Analysis of investment objectives and requirements
- Identification of the most suitable territorial conditions
- Initial coordination with relevant entities

2. Investment preparation

- Support in identifying location solutions and infrastructure
- Information on legal, tax and administrative framework
- Support in identifying available incentives and programmes

3. Institutional coordination

- Coordination with municipalities and competent authorities
- Support in licensing and applicable authorisation processes
- Facilitation of contact with institutional and ecosystem partners

4. Ongoing implementation support

- Continuous support during the installation phase
- Support for project integration in the regional context
- Ongoing coordination throughout the initial investment cycle




1.92TB SATA 6Gb SSD
1.92TB SATA 6Gb SSD

Grants & Incentives

National and regional programmes

- **Portugal 2030:** Support for business and productive investment, research and development, innovation, qualifications, internationalisation, digital and energy transition, and creation of qualified employment.
- **Territorial Incentive System – ITI CIM of the Beiras and Serra da Estrela Region:** Support for small-scale investment projects that contribute to the growth and competitiveness of micro and small enterprises in the territory.

Tax Benefits

- **Corporate R&D Tax Incentive System (SIFIDE):** Allows companies to deduct part of R&D expenditure from corporate tax (IRC). The objective is to foster innova - tion and competitiveness, allowing recovery of up to 82.5% of the investment.
- **RTax Support Regime for Investment (RFAI):** Allows companies to deduct from corporate tax (IRC) a percentage of investment made in fixed assets. Designed to promote competitiveness, modernisation and the creation of permanent jobs, allowing recovery of up to 30% of eligible investment.
- **Reduced corporate income tax rate of 12.5%** on the first €50,000 of taxable income, for SMEs and Small Mid Caps located in inland regions.
- **120% uplift on expenses** related to net job creation for SMEs and Small Mid Caps in inland regions.

Municipal Incentives

- Reduction or exemption of IMI and IMT on property acquisition
- Reduction of IRS / IRC / VAT on property rehabilitation
- Exemption from municipal surtax (derrama)
- Urban regeneration funds (ARUs)
- Property rental portfolio
- Provision of land plots for company installation at symbolic prices
- Support for job creation

* Applicable grant and incentive instruments depend on the sector of activity, company size, nature of the investment, location, call schedule and regulatory framework. Personalised simulation available upon contact.





Objectively and confidentially assess the suitability of your ICT project in the Beiras and Serra da Estrela Region with the support of the Invest + network.

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Região Beiras e Serra da Estrela
COMUNIDADE INTERMUNICIPAL

NERGA
ASSOCIAÇÃO EMPRESARIAL DA REGIÃO DA GUARDA

CENTRO 2030
PROGRAMA REGIONAL DO CENTRO

PORTUGAL 2030

Cofinanciado pela União Europeia