INVEST
Região
Beiras e
Serra da Estrela

INVESTOR'S GUIDE



MATERIALS & TOOLING

Regional Partners for Innovation and Investment

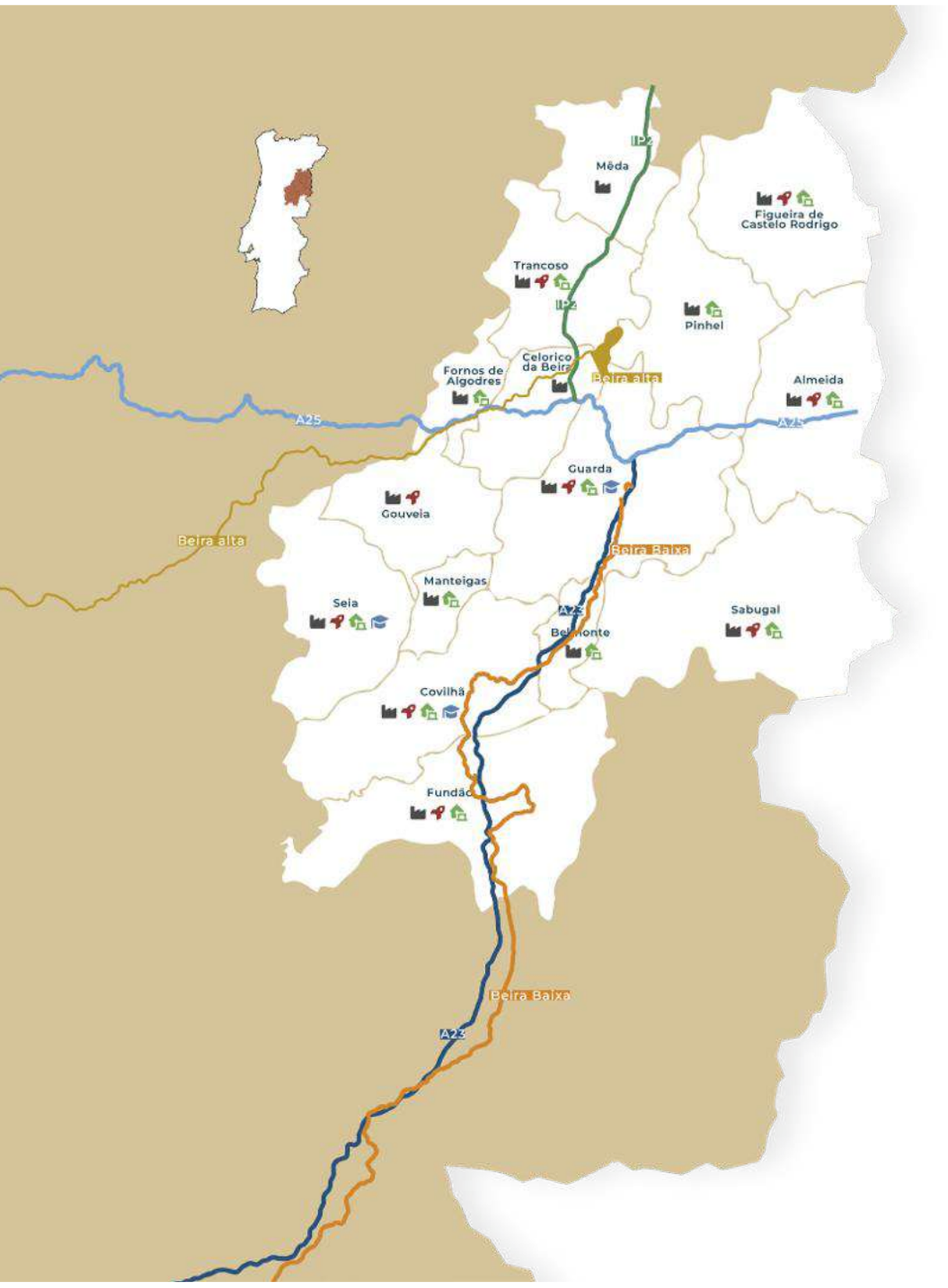
CIMRBSE – Intermunicipal Community of Beiras and Serra da Estrela Region

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

From raw materials to finished components: a consolidated industrial chain, certified companies and direct access to European markets.

The industrial partner you are looking for is here.

+60 years of experience

in the automotive and metalworking industry

+45 ISO 9001 certified companies

in metalworking and precision components

+500 million euros year in annual ex - port volume

in metalworking and precision components

Industrial base with internationally certified companies supplying regulated sectors and integrating global value chains.

Find out the technical capabilities and supply conditions.



Technical education: Polytechnic Institute of Guarda (IPG), University of Beira Interior (UBI), vocational schools with courses in metalworking, electromechanics and machining.

Continuing training: Requalification and upskilling programmes.

Intergenerational experience: Industrial tradition passed down over decades.

Operational continuity supported by technical expertise and ongoing training.

Analyze the region's positioning in the European industrial context.



Benchmarking

Installed industrial capacity, cost structure, and access to the European market.

The region combines competitive costs with proximity to the European market, in a framework favourable to industrial production.

Indicator	Beiras & Serra da Estrela	Lisbon/Oporto	Western/Central Europe (e.g. Barcelona, Berlin)
Labour cost (€/ hour)	~€15 – €18 /h	~€18– €20 +/h	~€30 – €40 +/h
Typical industrial cost (€/m²/month)	~€1,0 – €3,0	~€3,2 – €6,5	~€6,0 – €9,0
Distance to ES border (km)	0 km	Oporto: 100–120 km Lisbon: ~250 km	N/A

Indicative values based on sectoral benchmarks and public information. Indicators vary depending on the type of activity, project size and specific operating conditions.

What this means for the investor

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

Greater financial predictability at start-up and growth stages In a context of lower salary and real estate pressure than Lisbon, Oporto or major European centres.

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

Competitive alternative to metropolitan locations, combining Iberian connectivity, territorial framework and conditions favourable to talent retention.

Technical Capabilities and Sectors

Available industrial processes

CNC Machining

- CNC turning and milling
- Precision metal components
- Small and medium production runs
- Materials: steel, stainless steel, aluminium

Cutting and Forming

- Laser and plasma cutting
- Forming and bending for industrial parts
- Preparation of metal sub-assemblies
- Support for small and medium production runs

Welding

- MIG/MAG and TIG welding
- Production of metal assemblies and sub-assemblies
- Suited to repetitive production requirements
- Integration with assembly and finishing processes

Surface Treatments and Finishing

- Surface treatments and industrial finishing
- Access to treatment and finishing solutions in the regional context
- Integration with production and assembly processes
- Compliance with technical and presentation requirements

Assembly

- Assembly of industrial sets
- Integration of components and sub-assemblies
- Preparation for supply in industrial context
- Integration with inspection and validation processes

Quality Control

- Quality control practices in production context
- Dimensional inspection of components per defined requirements
- Technical records and documentation associated with production
- Compliance with quality requirements defined by industrial customers

Industrial sectors and applications

Automotive

- Metal components and sub-assemblies
- Structures and parts from technical drawings
- Integration into automotive supply chains
- Production in small and medium runs

Precision (Optics and Watchmaking)

- Precision metal components
- Technical parts for specific applications
- Production with demanding dimensional requirements
- Short and medium production runs

Renewable Energy

- Metal components and structures
- Parts for solar and wind systems
- Production to technical specification
- Integration into industrial chains

Construction and Furniture

- Metal structures and window frames
- Components for technical construction
- Industrial and commercial furniture
- Custom production

General Metalworking

- Parts and components from drawings
- Small and medium production runs
- Industrial prototyping
- Support for different production contexts

How to Buy / Invest Here

Structuring and support for industrial projects.

Subcontracting and Supply

1. Defining supply requirements

- Sharing of technical specifications and drawings
- Identification of potential suppliers with technical capability

2. Technical and commercial validation

- Possibility of technical visits to facilities
- Review of certifications and production capacity
- Sample testing and validation

3. Formalising the supply relationship

- Direct negotiation with suppliers
- Supply contracts (prototype, pre-series, series)
- Ongoing support and technical follow-up

Industrial Installation

1. Industrial project analysis

- Gathering of production requirements
- Identification of location and infrastructure

2. Identification of location and infrastructure

- Possibility of visiting available industrial parks
- Meeting with potential sub-suppliers
- Assessment of available labour

3. Cost assessment and framework

- Project structuring support
- Cost and applicable incentives framework
- Coordination with partners (IPG, suppliers, etc.)

4. Installation support

- Industrial licensing support
- Access to industrial units/land
- Recruitment and training support

5. Collaborative development approach with local partners

- Coordination with local partners
- Development and validation support
- Preparation for series production





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 innovation 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.
- **120% uplift on expenses** related to net job creation for SMEs and Small Mid Caps in inland regions.
- **Reduced corporate income tax rate of 12.5%** on the first €50.000 of taxable income, for SME's and Small Mid Caps located 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 Materials & Tooling 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