



FIGUEIRÓ DOS VINHOS

INVESTMENT DOCUMENT



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INTRODUCTION

In this time of profound change in our municipalities, the support for the installation, qualification and internationalization of business has assumed a growing importance in the strategy of sustained development for the country.

With this investment document, the Council of Figueiró dos Vinhos is giving business people and potential investors the chance to uncover opportunities for investment, taking into account the current business conditions.

The Investment Support Centre is at your disposal to offer information and the necessary help, and is looking ahead to the growth which will answer the changing market conditions, and the strategic position that is required for Figueiró dos Vinhos

The Figueiró dos Vinhos industrial park is emerging as a business area ideally located for the development of investment projects.

Figueiró dos Vinhos, 2015

A handwritten signature in black ink, consisting of a series of loops and strokes, representing the name Jorge Manuel Fernandes de Abreu.

Jorge Manuel Fernandes de Abreu
President of the Municipal Council



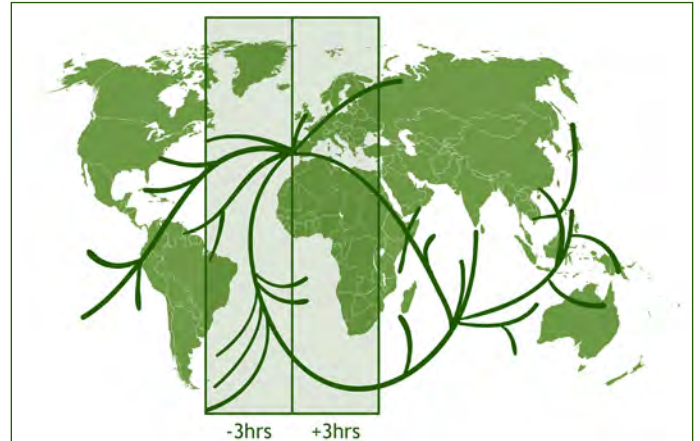
I. ADVANTAGES OF INVESTING IN FIGUEIRÓ DOS VINHOS

In a framework of strong ties which unite the country to the European Union and the countries of the CPLP - (Community of Portuguese Language Countries), Portugal has assumed the role of a privileged doorway into Europe, open to the whole world, passing through Africa and South America. In recent years our country has shown itself to be a superior location for investment, to start a business, and as a place to live.

The success of being an investment destination is based on the country's positive approach in favour of business development and foreign investment.

This approach has assured a favourable business environment, in an excellent location, positioned near the west coast of Europe, with access to foreign markets, competitive operational costs, proactive reforms, modern infrastructure networks, commitment to education and science with flexible, dedicated and competent human resources.

In this context what is important to the country is equally important to Figueiró dos Vinhos: a privileged location in the national setting and an environment favourable to investment are the decisive factors which should support the decision to invest in our town.



I. ADVANTAGES OF INVESTING IN FIGUEIRÓ DOS VINHOS

1. STRATEGIC LOCATION



Geolocation Map

In a regional context the location of Figueiró dos Vinhos is preferable in that its central position gives it strong competitive advantages.

In a national context, the good road links that serve Figueiró dos Vinhos (A13 and IC8) allow rapid connection to the A1 (the north Motorway which links Lisbon and Porto) and the A23 (the Beira Interior motorway which links the A1 to the A25, and on to the Spanish border). The IC8 also gives a direct link to the Port of Figueira da Foz.

Besides the road links, it is notable that the railways of the North Line and the Figueira da Foz line are close by.

These are the positive elements of the location of the town which allows it to confirm its position as a potential link to a vast territory, improving its regional accessibility, and making the opportunities for growth and business development possible.

In the Iberian setting, Figueiró dos Vinhos is located in the geographic centre of the geopolitical triangle Lisbon - Porto - Madrid, which is recognized as one of the fundamental areas of strategic growth in the Iberian Peninsular.



It is within the context of a sustained development process that the location of Figueiró dos Vinhos can be assumed an effective high value asset, which, added to the presence of a favourable investment environment, together makes this area especially attractive to national and foreign investors.



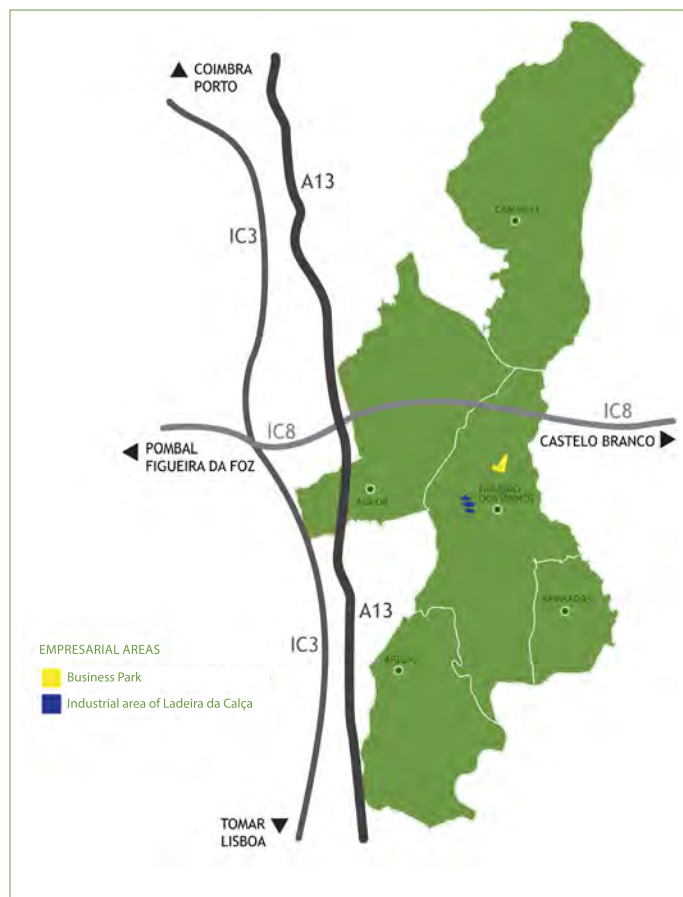
I. ADVANTAGES OF INVESTING IN FIGUEIRÓ DOS VINHOS

2. INFRASTRUCTURE AND EQUIPMENT

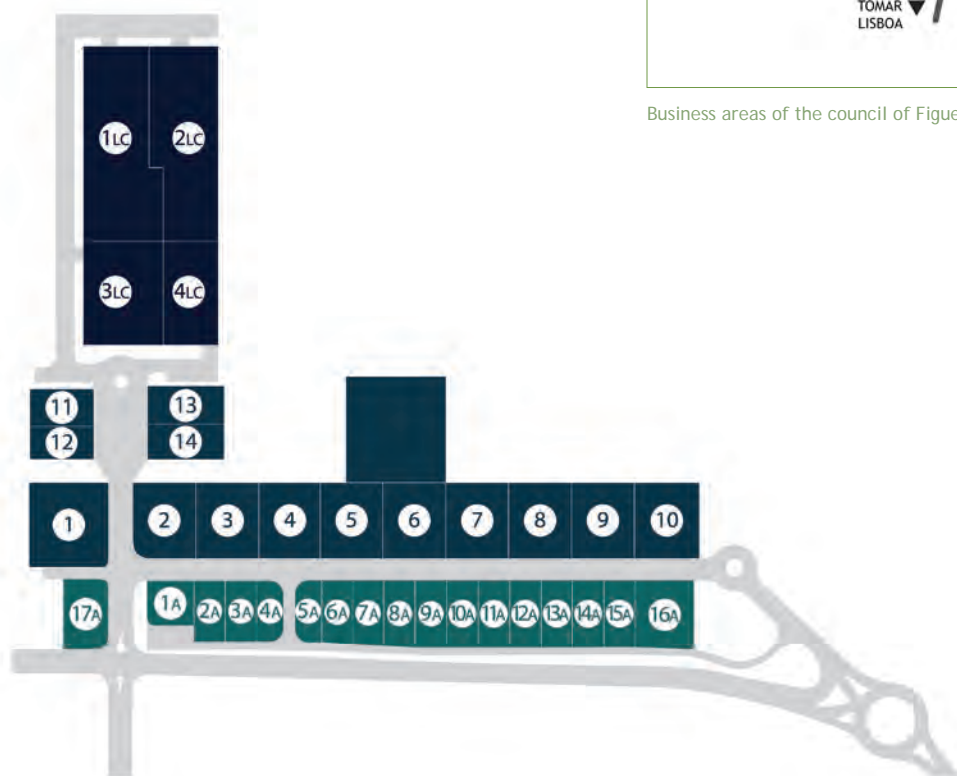
An excellent support network of infrastructure and equipment contributes to the decision to invest in Figueiró dos Vinhos.

For historical reasons, its central position and its own socio-economic dynamic, there are in the area the headquarters of a group of public services which are fundamental to helping the business sector, and which contribute to the creation of a favourable investment environment.

Alongside an excellent road network (A13 and IC8), the proximity to the port of Figueira da Foz and the North Line railway, Figueiró dos Vinhos is the headquarters of various public services and support equipment for the investor.



Business areas of the council of Figueiró dos Vinhos



Business Areas

Business Park of Caramelo



BUSINESS AREAS IN FIGUEIRÓ DOS VINHOS

- The Figueiró dos Vinhos business park close to the junction with the IC8 has 35 plots designed for industry, trade and services, has new accesses and room for expansion.
- Industrial area of the “Ladeira da Calça”, with 5 plots designed for industry
- In PDM (the town plan) there are provisions for industrial expansion

BUSINESS INCUBATOR

This is being started in a building situated near the town centre (in the old Youth House), in which there will be spaces available, such as private offices, for project development, business start ups and support for business creation.

In addition to the provision of these spaces, there will be access to common services and specialized technical support.



EQUIPMENT AND SERVICES

The implementation of public services is an important avenue of help to the investor, not only by the direct support of business activity, but also by the energy and employability which it gives to our area.

Figueiró dos Vinhos has diverse equipment and services available:

- INVESTMENT SUPPORT CENTRE
- CITIZEN SPACE (COMING SOON)
- EMPLOYMENT AND PROFESSIONAL TRAINING CENTRE
- PROFESSIONAL/TRAINING SCHOOL
- SCHOOLS (FROM PRE-SCHOOL TO SECONDARY)
- HEALTH CENTRE
- GNR (POLICE)
- FISCAL AND TAX SERVICES
- COURT OF FIGUEIRÓ DOS VINHOS
- LAND AND BUSINESS REGISTRY OFFICE
- PRIVATE NOTARY
- ASSOCIATION OF THE INTERIOR PINE FOREST BUSINESSES
- LOCAL SOCIAL SECURITY OFFICE
- PRIVATE INSTITUTIONS OF SOCIAL SOLIDARITY
- ASSOCIATION FOR THE DEVELOPMENT OF THE ZÉZERE PINE FORESTS
- ASSOCIATION OF AGRO FORESTRY PRODUCERS
- THE FARMING AREA OF FIGUEIRÓ DOS VINHOS
- BUS STATION
- PERMANENT TAXI SERVICES
- MUNICIPAL LIBRARY, MUSEUM AND ARTS CENTRE, CHESS MUSEUM, CULTURAL CENTRE AND TOURIST OFFICE

I. ADVANTAGES OF INVESTING IN FIGUEIRÓ DOS VINHOS

3. NETWORKS AND PARTNERSHIPS

In terms of the administrative structure the municipality of Figueiró dos Vinhos integrates the entities as a result of the administrative structure and of the national territory:

- **The Inter-Municipal Community (CIM) of the Leiria Region** (www.cimregiaodeleiria.pt) is a partnership of other nine Councils: Leiria, Pombal, Marinha Grande, Batalha, Porto de Mós, Alvaiázere, Ansião, Castanheira de Pera and Pedrógão Grande in the legal framework of the CIMs.

- **The Commission for the Co-ordination of Development for the Central Region** (www.ccdrc.pt) which assumes the central role by virtue of its competency in the perspective of land planning, environment, regional development, local administration and community fund management among others.

- **The Regional Tourist Office for the Centre of Portugal** (www.turismodocentro.pt/tcp/pt) which, within the scope of law number 33/2013 16th May, manages all the tourist activity within the 100 council areas of the region.

- **The National Association of Portuguese Councils** (www.anmp.pt) which is the organ of local government excellence, in which all the municipalities have a seat.

In addition Figueiró dos Vinhos integrates networks and strategic partnerships that provide benefits in other areas of activity:

PINHAIS DO ZÊZERE - Association for the development of The Pine forests of Zêzere. Is a private not for profit association which co-ordinates the members in the municipalities of Figueiró dos Vinhos, Pedrógão Grande, Castanheira de Pera (www.pinhaisdozezere.pt)

Agency for the development of tourism in the Schist Villages (ADXTUR). This agency is responsible for the

management of the network of schist villages (www.aldeiasdoxisto.pt) made up of 27 villages spread over 16 council areas in the Central Region of Portugal, one of which is Casal de São Simão.

Agency for Energy in the Central Region (AREAC) (www.areac.pt) which was constituted in July 2003 by various councils within the central region develops its activities with a focus on the questions of energy and of the environment, having as its objective the promotion of good practice in the use of energy and of the local energy resources.

Councils with low density, Mountain Communities, Councils with a Dam (ANMP) within the ambit of the National Association of Portuguese Municipalities (www.anmp.pt) Figueiró dos Vinhos belongs to sections linked to specific questions in these areas of influence.

LOUSITANEA - League of friends of the Lousã Mountains Recognising the importance of the Lousã Mountains, Figueiró dos Vinhos is associated with LOUSITANEA (www.lousitanea.org) they are looking ahead to the creation of a body which will integrate the public entities (councils, and bodies involved in tourism, the forest and the environment) with the associations and private bodies which operate in the area.

I. ADVANTAGES OF INVESTING IN FIGUEIRÓ DOS VINHOS

4. BUSINESS ENVIRONMENT

The Investment Support Centre is a service made available by the town hall in Figueiró dos Vinhos, offering direct support to the investor; in particular, advice on business location, support for the preparation of business plans, funding sources, and community support, network sharing, preparation in collaboration with other organizations to attend trade missions and fairs etc.

Investment Support Centre

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5. PEOPLE

Figueiró dos Vinhos is close to the centres of excellence in human resource training such as Coimbra, Tomar, Leiria and Castelo Branco.

The links established with regional bodies open up possibilities for training and qualification, and the growth of investments in which the of a lack of an available labour force is a factor presents ample opportunities in Figueiró dos Vinhos.





I. ADVANTAGES OF INVESTING IN FIGUEIRÓ DOS VINHOS

6. QUALITY OF LIFE: LIVING AND WORKING IN FIGUEIRÓ DOS VINHOS

Figueiró dos Vinhos is a pleasant area in which to live and work. The residents enjoy a quality of life which is rare and enviable in modern society, allowing them an adequate income which balances their professional and home lives in a secure, pleasant and healthy way.

In addition the council supports and invests in projects related to biodiversity and quality of life for the population, most notably:

TOURISM AND ENVIRONMENT: “Casulo de Malhoa”, the integrated Administration Plan for the Alge River, improving sport fishing, and the recreational area at Foz de Alge, committing to Casal de S. Simão, which is part of the network of schist villages, the restaurant and shop in the village, the footpath (Casal de S Simão), the Grand Zêzere Route etc.

CULTURE: The project “Route of Malhoa - house of Patudas- museum of Caldas” the Mother Church - Malhoa Altarpiece, the revival of the Carmo Convent, The Figueiró dos Vinhos museum and arts centre, the Malhoa House, Chess Museum, national monuments, digital library and other projects associated with the town library.

Figueiró dos Vinhos is an area which is greatly enhanced by its attractive living conditions and local environment. The development of modern societies leads to a lifestyle in which it is essential to mix sustained economic development, with the environment and security.

In Figueiró dos Vinhos you can find all of these things!
Figueiró dos Vinhos is also a “place open for investment”



II. INCENTIVES, SUPPORT AND TAX BENEFITS FOR INVESTMENT

What are the incentives and support that Figueiró dos Vinhos can give?

- Temporary transfer of spaces/buildings and equipment;
- Transfer of plots with a discounted sale price;
- Technical advice and expert help in the choice of location, design and implementation of investment projects;
- Priority in the appraisal of project licences;
- Exemption of urban and administrative taxes, by regulation;

The Municipal Assemblies can give financial benefits, in relation to the taxes that the council receives (IMI and IMT); with the aim of securing relevant projects for development under the investment tax code for “large investment projects” and others that will be decided on an “ad hoc” basis.

Projects can take advantage direct support from Figueiró dos Vinhos Council, if they are business initiatives that are of an economic character that seeks to start in, enlarge or relocate to Figueiró dos Vinhos.

- They should be relevant to the sustainable development of the municipality;
- They should contribute to the reinforcement of the cluster of forestry resources, in particular, wood and furniture, renewable energy and tourism;
- They should contribute to the diversification of local business;
- They should create new jobs;
- They should be innovative;

What are the incentives, support or financial benefits which can be accessed in Portugal?

The main financial benefits are:

- Contractual arrangements for large investment projects;
- Incentives for direct investment in Portugal;
- Industrial development - Municipal tax on transfer of high value property (IMT);
- Incentives related to job creation;
- Projects of High Municipal interest;

1. CONTRACTUAL ARRANGEMENTS FOR LARGE INVESTMENT PROJECTS

Summary overview

The contractual arrangements for large investment projects, approved by the Decree Law number: 191/2014, of 31th Decembre regulate large investment projects with merit for the Portuguese economy.

It will be considered a “large investment project” if, regardless of the business sector or nationality of the investor it:

- Introduces an investment worth more than 25 million Euros, made once, or phased over a maximum period of three years, regardless of the legal nature of the investor
- Even if the value of investment may not reach the amounts referred to in the previous paragraph, if it is promoted by a company whose annual consolidated turnover is greater than 75 million Euros; or, by a non-business-nature entity

with an annual budget of greater than 40 million Euros.

Large investment projects will be reviewed under the following conditions:

Article 3rd of Decree Law number 191/2014 Conditions

1. Within the contractual investment scheme the help of the state may be granted for projects that show adequate qualitative and quantitative merit.
2. The conditions referred to in the previous point can be assumed together or separately in the following terms:
 - a) Concession of financial incentives, reimbursable or a lost fund, in the terms and conditions applicable by legislation;
 - b) Granting of financial benefits under the terms and conditions of the applicable legislation;
 - c) Co-financing the project with the help of development venture capital from public sources;
3. In exceptional circumstances specific conditions can still be granted to mitigate the costs, such as:
 - a) Reimbursement of training costs;
 - b) Compensation for some costs of specialized professionals;
 - c) Compensation for costs to obtain sources of knowledge or innovation from a distance;
 - d) Completion by the state and other public sector bodies, public investment in infrastructure;
4. The conditions granted in the terms of the present article are conditional on completion of the objectives and obligations contained in the contract.
5. The concessions that are referred to in paragraph (d) of point (3) of the present article require prior demonstration of an adequate budget, and the necessary authorization of the relevant government department or regional government department, or local authorities as appropriate.
6. The concession of the conditions presented here is subject to the applicable community rules on state aid

2. PROJECTS OF NATIONAL INTEREST (PIN)

Summary overview

Projects of national interest

The Decree Law number 154/2013 of 5th November, has consolidated the rules applicable for the recognition and monitoring of projects potentially of National Interest (PIN), contributing to the modernization and the competitiveness of businesses through the adoption of a set of measures that will permit a more rapid and effective response by the Government to the need for implementing investment projects.

Therefore, in the first place for a project to be recognised as a PIN it must represent a global investment greater than 25 million Euros.

Secondly, in order to be recognized as a PIN, projects that, even if they do not reach the investment level of 25 million Euros, should contain a strong component of Research and Development (R&D), innovation, environmental interest, or, which have strong export potential, or allow for the reduction of imports.

Finally, mechanisms are being introduced to simplify and streamline the necessary procedures for the commencement of a project, such as a single intermediary which will lead to a faster more efficient treatment of cases.

3. DIRECT INVESTMENT INTO PORTUGAL

Summary overview

Direct foreign investment is an investment made by an economic body not of Portuguese origin. These types of investment are an indicator of the openness and vitality of the economy.

Investment projects which up to December 2020 produce units with an amount equal or greater to 5,000,000 Euros, and which are relevant to the development of business sectors considered of strategic interest for the Portuguese economy, and for the reduction of regional imbalance, introduce new jobs, and contribute to the growth of technological innovation and Portuguese scientific research, can benefit from financial incentives, on a contractual basis, for a period of up to 10 years, within the terms and conditions defined in the Fiscal Code of Investment (CFI).

The following financial incentives can be given, cumulatively to investment projects:

- Tax credits determined by an application of a percentage between 5% and 20%, for relevant projects, provided that the project is completed effectively. The deduction of the verified amount is in terms of paragraph (a) article number 83 of the IRC fiscal code, in the part concerning the development activities by the body in the ambit of the project.
- Exemption or reduction of council tax for the buildings used by the business in developing the activities within the framework of the investment project
- Exemption or reduction of municipal transfer tax related to the use of buildings acquired by the entity in order to carry out their activity in the terms of the investment project.
- Exemption or reduction of stamp duty which is due on all acts or contracts necessary to carry out the investment project.

Tax incentives granted cannot be combined with other benefits of the same nature which may be granted to the same investment project.

Promoters of investment projects mentioned above may be granted the following tax benefits:

Contracts for investment projects carried out on Portuguese territory must provide safeguards for the conditions of the tax incentives given in case the beneficiary should cease trading. For example by the transfer of the headquarters of the business out of Portuguese territory.

Article number 41 of the statute of Tax Benefits **For investment of a contractual nature**

1. Investment projects which up to December 2020 produce units with an amount equal or greater to 5,000,000 Euros (five million Euros), and which are relevant to the development of business sectors considered of strategic interest for the Portuguese economy, and for the reduction of regional imbalance, introduce new jobs, and contribute to

the growth of technological innovation, and Portuguese scientific research, can benefit from financial incentives, on a contractual basis, for a period of up to 10 years, within the terms and conditions defined in the Fiscal Code of Investment, in accordance with the principles set out in paragraphs 2 and 3.

2. To the investment projects referred to in number (1) the following tax credits can be conceded, cumulatively:

a) Tax credits determined by an application of a percentage between 10% and 20%, for relevant projects, provided that the project is completed effectively. The deduction of the verified amount is in terms of paragraph (a) article number 83 of the IRC fiscal code;

b) Exemption or reduction of municipal property tax in respect of buildings used by the entity in the development of the activity under the framework of the investment project;

c) Exemption or reduction of municipal tax on high value property transfers, relating to property acquired by the entity, in order to carry out their activities under the ambit of the investment project;

d) Exemption or reduction of stamp duty which is due on all acts or contracts necessary to carry out the investment project;

3. Tax incentives granted cannot be combined with other benefits of the same nature which may be granted to the same investment project.

4. Direct investment projects carried out abroad by Portuguese businesses to an amount equal to or greater than 250,000 Euros (two hundred and fifty thousand Euros), of a relevant type, which demonstrate a strategic interest for the internationalization of the Portuguese economy, may benefit from tax incentives, on a contractual basis, with a period of vigilance of up to five years, and will be granted under the terms, conditions and specific regulations, in accordance with the principles established in paragraphs 5 to 7.

5. Promoters of investment projects mentioned above may be granted the following tax benefits:

a) Usable tax credit under the IRC can be between 10% and 20% for relevant applications, the deduction of the verified amount is determined by paragraph (1) of article number 83 of the IRC code, it may not exceed in each case 25% of that amount with a limit of 997,595.79 euro;

b) Elimination of double taxation under the terms and conditions established in article number 46 of the IRC code, during the contract period, when the investment is made in the form of incorporation or acquisition of foreign businesses;

6 - Investments made in free zone countries or other counties with a clearly more favourable tax regime will be excluded from application set out in the paragraphs above. The definite list is approved by order of the Finance Ministry.

7. In the case of investment projects implemented in another European member state, the provisions of this article shall only apply to small and medium sizes enterprises as defined by the community terms.

8. Contracts for investment projects carried out on Portuguese territory must provide safeguards for the conditions of the tax incentives given in case the beneficiary should cease trading. For example by the transfer of the headquarters of the business out of Portuguese territory.

4. INDUSTRIAL DEVELOPMENT – MUNICIPAL TAX ON TRANSFER OF HIGH VALUE PROPERTY (IMT)

This consists of an exemption from the IMT, acquisitions of buildings or land made by commercial societies which are destined for the installation of industries of high economic and social interest in less economically developed regions.

The IMT is reduced to 4% for the acquisition of buildings or land for construction where the use is destined to become of interest for the economic development of the country, the convenient expansion with a view to new factories, reducing the cost or improving the quality of products, or the installation of healthcare services relevant to the national interest.

The application for approval must be made before the tax declaration, under the penalty of losing the right to the exemption, even if the conditions for the acceptance are met.

5. INCENTIVES FOR THE CREATION OF EMPLOYMENT

The municipal Assemblies may grant tax relief in respect of tax revenue due to the municipality in order to establishing relevant projects for development.

In Article 19 of the statute of tax benefits it is established that for the effects of tax on the income of collective persons (IRC), the charges (amounts borne by the employer and the worker attributable to a fixed remuneration and of the contributions for social security are the responsibility of the same entity) corresponding to the net creation of posts for young people (workers of 16 and over but less than 35 years old) and for long term unemployed (unemployed and registered with the job centre for longer than 9 months) who are entered into a contract of employment of indefinite duration, been considered 150% of the respective amount accounted for in the financial year. The incentive is only given once for the same worker, regardless of the employer.

Article number 19 of the statute of tax relief.

Job creation

1. In order to determine the attributable taxable income of IRC tax payers and of those liable to IRS with organized accounting, the corresponding charges for the net creation of employment posts for young people and long term unemployed, who have entered into a contract of employment of indefinite duration, are considered at 150% in respect of the amount accounted for as an expenses in the financial year.

2. In order for the benefits offered in the preceding paragraph to take effect, the following conditions apply:

a) “Young” workers are aged 16 and over and under 35 years inclusive, as the time of signing the employment contract, with the exception of young people under 23 years old, who have not completed their secondary education, and are not attending a course of education or training which will increase their level of education or professional qualification in order to ensure completion of this level of education;

b) “Long term unemployed workers” are those who are available for work, in the terms of the decree law number 220/2006 of 3rd November, who have been unemployed and registered at the job centre for longer than 9 months, without prejudice, of having signed during this period forward employment contracts for a term of less than 6 months, which combined length does not exceed 12 months;

c) “Charges” amounts borne by the employer and the worker attributable to a fixed remuneration and of the contributions for social security are the responsibility of the same entity;

d) “net creation of employment posts” is a positive difference, in a given financial year, between the number of eligible contracts in the terms of paragraph 1 and the number of workers leaving, which provided that they encountered the same conditions at the date of their respective admission;

3. The maximum annual bonus for the position is the equivalent to 14 times the guaranteed minimum monthly wage.

4. In order to determine the net creation of posts, workers who are members of the family of the employers will not be considered.

5. The increase referred to in paragraph 1 may be applied during a period of five years from the valid start of the employment contract; it cannot be combined with other tax benefits of the same nature, or with other incentives for support of employment provided under other laws, when applicable to the same worker or position of employment.

6. The arrangements provided for in paragraph number 1 may be granted only once per worker admitted into employment with the business or another entity with which there exist special conditions in terms of Article number 63 of the Corporate Income Tax Code (IRC)

III. SOURCES

Entities and websites:

- Conselho Interministerial de Coordenação dos Incentivos Fiscais ao Investimento (CICIFI) - http://www.min-financas.pt/inf_fiscal/CICIFI.asp
- Ministério da Agricultura e do Mar- www.portugal.gov
- Ministério do Ambiente, do Ordenamento do Território e energia - www.portugal.gov
- CMVM - Comissão de Mercado e Valores Mobiliários- www.cmvm.pt
- SPGM - Sociedade Portuguesa de Garantia Mútua - www.spgm.pt
- APCRI - Associação Portuguesa de Capital de Risco - www.apcri.pt
- Ideias e Negócios, Dossier Capital de Risco - www.ideiasenegocios.pt
- **Ministério da Economia**, www.min-economia.pt - bem como:
 - o Direcção-Geral das Actividades Económicas - www.dgae.min-economia.pt
 - o Direcção-Geral de Energia e Geologia - www.dgeg.pt
 - o Turismo de Portugal, I.P. - www.turismodeportugal.pt
 - o AICEP - Portugal Global - www.portugalglobal.pt
- Ministério do Trabalho e da Segurança Social - www.mtss.gov.pt, bem como:
 - o Segurança Social - www.seg-social.pt
 - o Instituto do Emprego e Formação Profissional - www.iefp.pt
- Ministério das Finanças - www.portugal.gov
- Rede Nacional de Centros de Formalidades de Empresas - www.cfe.iapmei.pt
- Agência para a Competitividade e Inovação - www.iapmei.pt
- Instituto Nacional da Propriedade Industrial - www.inpi.pt
- Entidade Reguladora dos Serviços Energéticos - www.erse.pt
- Instituto dos Registos e do Notariado - www.irn.mj.pt
- Agência Portuguesa do Ambiente - www.apambiente.pt
- Portugal 2020, www.portugal2020.pt
- Centro 2020 - www.centro2020.pt

IV. TERMS OF RESPONSIBILITY

The information in this document was collected from institutional sources.

As it is in a general and concise form, this document merely has the objective to inform and should not be substituted for consultation with the current legislation and consultation with a legal professional qualified in each area of law.

Despite the best efforts to ensure that the facts contained in this document are correct, the Municipal Council is not responsible for any decisions or action taken based on the information contained within it, and it should not be construed as advice or a recommendation of any kind.





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