INVESTOR DOSSIER

2022

VISEU IN NUMBERS

Area	507,1Km2
Population	99 561
Female	52 755
Male	46 806
Working Population	63 629 (64%)
Population with Higher Education	21 122 (21%)
Portugal Unemployment Rate	6,3%
Registered Unemployed Residents with the age between 15 and 64	4,9%
Companies	11 775
Population Resident in Dão – Lafões Region	252 793

(Data: Census 2021, INE, PORDATA)

The municipality of Viseu is located in the Centre of Portugal - the Região Centro - and the City of Viseu is the capital of the ancient province of Beira Alta and the District of Viseu, which also belongs to the sub-region of Dão-Lafões. The Municipality is of national and international importance above all due to its strategic position at the crossroads of major road networks with speedy links from the city to the Spanish border and the coast, as well as to the main decision-making centers of Portugal.

Aveiro - 86km, 58min

Porto - 129km, 1h21

Lisboa - 292km, 2h52

Salamanca - 225km, 2h15

Distances to other Portuguese Cities:

City	Distance	Time
Viseu -> Aveiro (Port / Beach)	86 Km	58 min.
Viseu -> Porto	129 Km	1h21min.
Viseu -> Coimbra	85 Km	1h13min.
Viseu -> Lisbon	292 Km	2h52min.
Viseu -> Guarda	75 Km	55min.
Viseu -> Vila Real	98 Km	1h07min.
Viseu -> Figueira da Foz (Port / Beach)	126 Km	1h28min.

Distances to other European Cities:

City	Distance	Time
Viseu -> Amesterdam	1 990 Km	18h06 min.
Viseu -> Athens	3 988 Km	36h
Viseu -> Berlin	2 536 Km	22h47min.
Viseu -> Brussels	1 794 Km	16h14min.
Viseu -> Dublin	2 534 Km	25h
Viseu -> Stockholm	3 358 Km	31h
Viseu -> Geneva	1 602 Km	14h35min.
Viseu -> London	1 935 Km	18h09 min.
Viseu -> Madrid	436 Km	4h09min.
Viseu -> Moscow	4 317 Km	41h
Viseu -> Oslo	3 190 Km	31h
Viseu -> Paris	1 492 Km	13h27min.
Viseu -> Prague	2 458 Km	22h15 min.
Viseu -> Rome	2 267 Km	20h50 min.
Viseu -> Salamanca	225 Km	2h15 min.
Viseu -> Vienna	2 663 Km	24h

Climate

The average annual air temperature is 13.60C. The hottest month is July, which has an average temperature of 21.40C. The coldest month is January, which has an average temperature of 6.90C. Average annual rainfall is 97.5mm, December being the wettest month, with an average rainfall of 195.4mm, and August the driest, with a average of 17.9mm.

Geography

Viseu is surrounded by mountain ranges, with the Leomil, Montemuro and Lapa ranges to the north, Mt. Arado to the North West, Serras da Estrela and Lousã to the south and southeast, and to the west is the range of mountains that most directly affects the area, the Serra do Caramulo. The terrain in the Municipality is rugged and hilly with altitudes ranging between 200m and 897m above sea level. Along the River Dão altitudes vary between 200m and 300m above sea level, while the highest points of nearly 900m are in the north of the area. The City of Viseu sits at the center of a wide plateau at an altitude of 483m above sea level.

Acess By Road

A25 – Aveiro – Viseu – Vilar Formoso (This is a major motorway, connecting the A1 (IP1) to Salamanca. There are four exits for Viseu: North Viseu (IP5), Viseu (A24), Viseu/Nelas (EN231), East Viseu (IP5)].

A24 - Viseu – Chaves/Vila Verde da Raia (on the Spanish border) [This motorway links Viseu with the north of the district and on to Vila Real and Spain (Galícia). There are four exits for Viseu: Mozelos (EN16), North Viseu (IP5), Viseu (A25), Fail (South) (EN 2)].

IP3 – Viseu – Coimbra (The IP3 trunk roads start in the south at the A1 junction at Coimbra and runs through the districts of Coimbra and Viseu).

IP5 – largely replaced by the new A25, the IP5 still exists in places to connect certain points in Viseu and acts as the northern circular road north of the city.

EN229 – Viseu – Sátão (One of the busiest roads into the city, leading to the Mundão Business Park).

IC37 – Viseu – Seia (Connects the A25 at Viseu to the IC6/IC7 junction in Seia - where it is a dual carriageway).

EN337 – Viseu – Vouzela – Carregal do Sal.

EN323 – Viseu – Vila Nova de Paiva.

ACCESS BY TRAIN

The region is currently served by the Beira Alta rail line. Trains to Lisbon and Guarda depart from Mangualde and Nelas.

International Borders

Description	Distance	Time
Viseu -> Vilar Formoso (Border)	108 Km	1h06min.
Viseu -> Vila Verde da Raia (Border)	159 Km	1h34min.

International Airports and Airfields

Description	Distance	Time
Viseu -> Porto International Airport	140 Km	1h25min.
Viseu -> Lisbon International Airport	284 Km	2h44min.
Viseu -> Viseu Municipal Airfield	9 Km	14min.

Sea Ports

Description	Distance	Time
Viseu -> Aveiro Port	95 Km	1h05min.
Viseu -> Leixões Port	142 Km	1h31min.

Railway Stations

Description	Distance	Time
Viseu -> Mangualde Railway Station	20 Km	26min.
Viseu -> Nelas Railway Station	22,2 Km	29min.

How to get to Viseu

By Train	www.cp.pt
By Bus	www.rede-expressos.pt
By Airplane	www.bookings.aerovip.pt

ACCESS BY AIRPLANE

Viseu has daily air connections since June of 2015.

Viseu Municipal Airfield also allows private flights.

HUMAN RESOURCES

Population

Population *(Data: INE, Census 2021)*	
Total Inhabitants	96 561
Women	52 755
Men	46 806

Resident population by level of Education *(Data: INE, Census 2021)*	
Middle School or less	57 786 (58%)
Secondary and Post-Secondary Education	20 653 (21%)
Higher Education	21 122 (21%)

Population by Age Group *(Data: INE, Census 2021)*	
Pre-Working (0-14)	13 026 (13%)
Working (15-64)	63 055 (63%)
Retired (65+)	23 480 (24%)

Population

Resident population in Portugal, Centre Region, Dão Lafões and Viseu by Age Group *(Data: Census 2021, INE)*

		Distribution by age group			
	Total	0-14 years old	15-24 years old	25-64 years old	65 + years old
Portugal	10 344 802	13%	11%	53%	23%
Centre Region	2 227 567	12%	10%	51%	27%
Dão Lafões	252 158	12%	10%	53%	25%
Viseu	99 561	13%	11%	53%	23%

Population growth rate in Portugal, Centre Region, Dão Lafões and Viseu

(Data: INE, Population Statistics & Census)

	Populational growth (1 + 2)	Natural Growth (1)	Migratory Growth (2)
Portugal	0,02%	-0,38%	0,40%
Centre Region	0,54%	-0,65%	1,19%
Dão Lafões	0,42%	-0,73%	1,15%
Viseu	0,87%	-0,35%	1,22%

Aging índex, youth índex and education level in Portugal, Centre Region, Dão Lafões e Viseu *(Data: Pordata 2020)*

	Aging Index	Youth Index	Education Level			
			None	< Middle School	Secondary Education	Post-Secondary and higher Education
Portugal	165,1	72,3	10,4%	59,1%	15,7%	14,8%
Centre Region	205,2	73,8	12,6%	59,9%	14,5%	13,0%
Dão Lafões	219,5	77,8	13,8%	60,8%	13,4%	12,0%
Viseu	161,8	70,5	10,0%	55,0%	16,4%	18,6%

Employment

Employment by Sector
(Data: Regional Statistical Yearbooks, 2019, INE)

Total	22 034
Primary Sector	196 (1%)
Secondary Sector	6 396 (29%)
Tertiary Sector	15 442 (70%)

Average Monthly Salaries in Euros, by Sector
(Data: Regional Statistical Yearbooks, 2019, INE)

Overall Average	1 037 €
Primary Sector	1 063 €
Secondary Sector	970 €
Tertiary Sector	1 056 €

Average Monthly Earnings in Euros in various Portuguese Municipalities *(Data: Pordata 2019)*

Lisbon	1 669,40 €
Porto	1 416,70 €
Aveiro	1 243,30 €
Coimbra	1 182,40 €
Braga	1 145,80 €
Vila Real	1 090,70 €
Viseu	1 036,90 €

Unemployment

Unemployment rate over working population with the age between 15 and 64 *(Data: Pordata 2021)*	
Portugal (2020)	5,8%
Centre Region (2020)	4,6%
Dão-Lafões (2020)	5,2%
Viseu (2020)	5,1%

Unemployment by Level of Education *(Data: Monthly Statistics feb. 2022; IEFP)*	
Higher	573
Secondary	889
Middle School	1 055
Primary or less	268

Unemployment by Age *(Data: Monthly Statistics feb. 2022; IEFP)*	
> or = 55	750
35 - 54	1 086
25 - 34	564
< or = 25	385

EDUCATION

Schools 2019/2020

Level	N° of Schools		
	Public	Private	Total
Pre-School	47	23	70
Middle School	72	8	80
Primary	54	3	57
2nd Cycle (5 / 6th years)	8	2	10
3rd Cycle (7 / 9th years)	10	3	13
Secondary (10 - 12th years)	3	3	6
Higher Education	4	3	7
Total	**127**	**36**	**163**

(Data: Centre Region Statistical Yearbooks 2018, INE)

SCHOOL POPULATION 2019/2020

Level	N° of Schools			%
	Public	Private	Total	
Pre-School	1 357	1 135	2 492	9,70 %
Middle School	8 163	1 105	9 268	36,00 %
Primary	3 364	488	3 852	15,00 %
2nd Cycle (5 / 6th years)	1 864	224	2 088	8,10 %
3rd Cycle (7 / 9th years)	2 935	393	3 328	12,90 %
Secondary (10 - 12th years)	4 117	511	4 628	18,00 %
Post Secondary (Not including Higher Education)	72	0	72	0,30 %
Total	**21 872**	**3 856**	**25 728**	**100 %**

Higher Education - Total	4 983	688	5 671	100,00%
Total	**4 983**	**688**	**5 671**	**100,00%**

(Data: INE)

STUDENTS IN HIGHER EDUCATION BY FIELD OF STUDY (2019/2020)

Number of Students in 2019/2020	5 924
Education	258
Arts and Humanities	380
Social Sciences, Business and Law	1 657
Sciences, Mathematics and IT	173
Engineering and Technical Studies	1 153

Agriculture	400
Health and Social Science	1 394
Services	509

(Data: Pordata 2021)

DEGREES AWARDED BY FIELD OF STUDY (2019/2020)

Number of Students in 2019/2020	1 234
Education	76
Arts and Humanities	77
Social Sciences, Business and Law	330
Sciences, Mathematics and IT	41
Engineering and Technical Studies	195

Agriculture	78
Health and Social Science	341
Services	96

(Data: Pordata 2021)

SCHOOLS OF HIGHER EDUCATION

Instituto Superior Politécnico de Viseu
www.ipv.pt

Escola Superior Agrária de Viseu | www.esav.ipv.pt
Escola Superior de Educação de Viseu | www.esev.ipv.pt
Escola de Saúde | www.essv.ipv.pt
Escola Superior de Tecnologia de Viseu | www.estgv.ipv.pt

Instituto Jean Piaget
www.ipiaget.org

Universidade Católica Portuguesa – Centro Regional das Beiras
www.crb.ucp.pt

LIFESTYLE

CULTURE AND LEISURE

Viseu is a historic community and the city is alive with culture and events!

Our heritage serves as a stage for unique and wonderful festivals and shows for all sorts of Public.
Our traditions are lived out intensely and passionately. The yearly St. Matthew Fair is the oldest of its kind in the whole Iberian Peninsular. These are some of the reasons that tourism is increasingly on the up in this "The Best City to Live in".

HEALTH

N° of Hospitals	3
Public	1
Private	2
N° of Health Centers	2
N° of Pharmacies	26
N° of Doctors per 1 000 Inhabitants	8,2
N° of Nurses per 1 000 Inhabitants	13,6

(Data: Pordata 2020)

STANDARD OF LIVING

Living Standards Indicators

Territory	Purshasing Power per capita (PT = 100)			Average Monthly Earnings of Employees (euros) 2019
	2013	2017	2019	
Centro	89,2	88,3	88,7	943,20
Viseu Dão Laões	81,6	80,0	81,5	928,00
Viseu	96,6	94,4	95,7	983,50

(Data: INE - Study on the purchasing power by municipalities: 2019 Lisbon - INE 2021; Pordata 2020)

COSTS

ELETRICITY (€/ Kwh)

(Prices depend on the contract with your chosen operator)

NATURAL GAS (€/ Kwh)

(Prices depend on the contract with your chosen operator)

WATER (€/ m3)

1,7561

(Source: ÁGUAS DE VISEU, 2022; prices do not include VAT; Commercial and Industrial uses)

DRAINAGE (€/ m3)

1,3113

(Source: ÁGUAS DE VISEU, 2022; prices do not include VAT; Commercial and Industrial uses)

RENTING AN APARTMENT

Type of Apartment	Average Rent (€)	
	Between:	And:
No Bedrooms (furnished)	250,00	350,00
One Bedroom	450,00	550,00
Two Bedrooms	450,00	700,00
Three Bedrooms	650,00	1 000,00

(Source: Market)

TRANSPORT

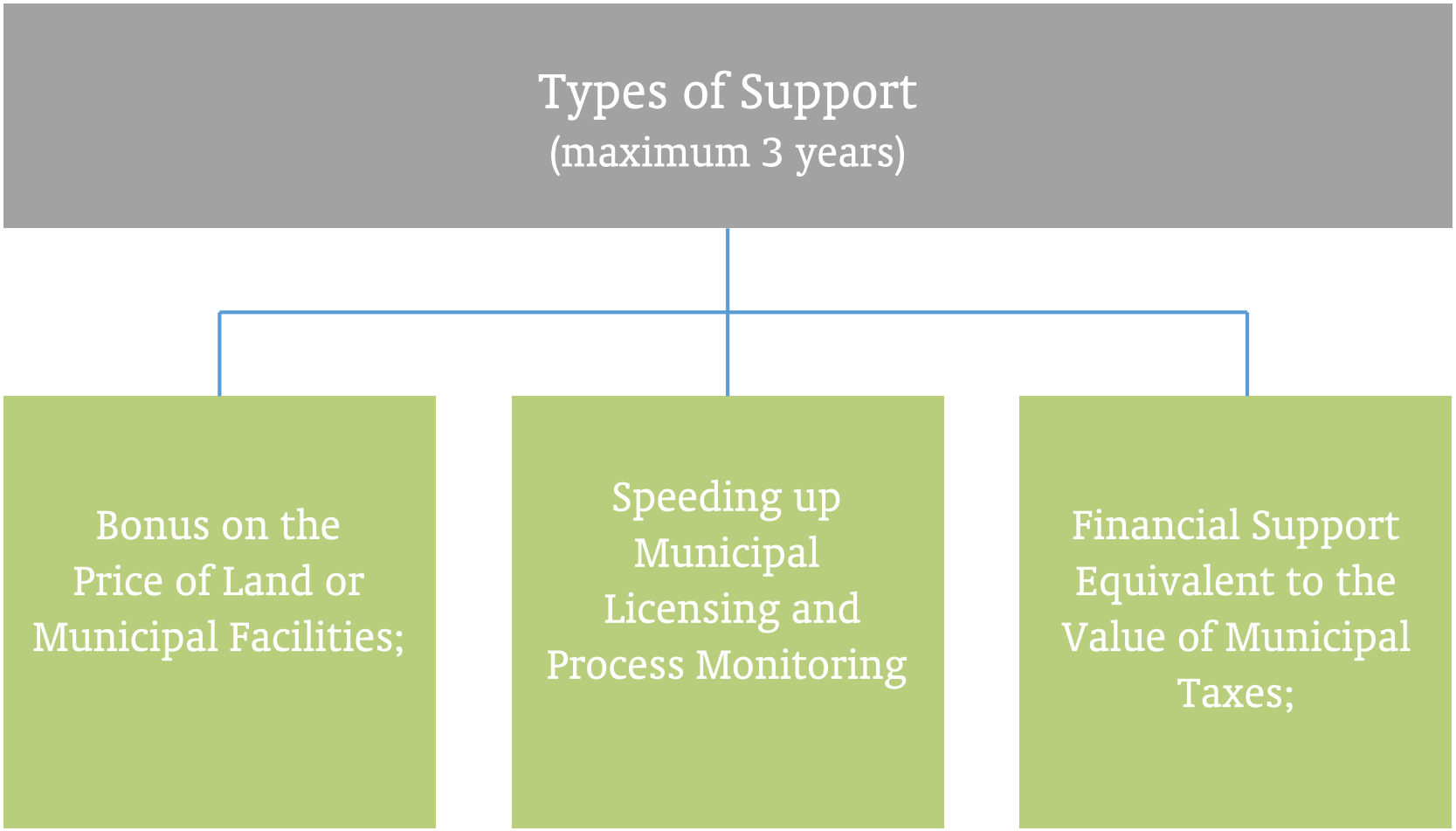
Zones	Prices for Transport (€)		
	Monthly Pass	Pre-Paid (10 tickets)	Single Ticket
Urban Route	12,20	3,55	0,45
1 Zone	14,80	4,30	0,55
2 Zones	20,55	6,10	0,80
3 Zones	22,20	6,80	0,90
4 Zones	25,50	8,60	1,15
5 Zones	28,80	9,70	1,30

(Source: MUV Concession)

SUPPORT FOR ENTREPRENEURSHIP

Support for Investment of Interest to the Municipality

A competitive local economy is of the utmost importance for the creation of wealth and employment in the area and is one of the City's chief concerns. To this end, the Town Hall of Viseu has created a package of incentives as part of the Invest Viseu Programme - Programa Viseu Investe, including the Office for Investors and a set of regulations for municipal support, aimed at productive investment in the municipality, as follows:


Types of Support
(maximum 3 years)
Bonus on the Price of Land or Municipal Facilities;
Speeding up Municipal Licensing and Process Monitoring
Financial Support Equivalent to the Value of Municipal Taxes;

Rules for Eligibility

- Company must be set up According to law and be Law Abiding
- Taxes paid up to date
- Minimum Investment time 10 years
- Minimum Investment of 75 000 €
- Investor must not be in a state of insolvency, liquidation or termination of business

CRITERION AND FACTORS FOR AWARDING OF FUNDING

	Sum Invested (30%)	% of funding
a)	= or > 1.000.000€	100 %
b)	= or > 750.000€ and < 1.000.000€	75 %
c)	= or > 500.000€ and < 750.000€	50 %
d)	= or > 250.000€ and < 500.000€	25 %
e)	= or > 75.000€ and < 250.000€	15 %
f)	< 75.000€	0 %

	Net Jobs Created (30%)	% of funding
g)	= or > 100	100 %
h)	= or > 50 and < 100	85 %
i)	= or > 20 and < 50	70 %
j)	= or > 10 and < 20	50 %
k)	= or > 3 and < 10	25 %
l)	< 3	0 %

CRITERION AND FACTORS FOR AWARDING OF FUNDING

	Time to Implement Project (10%)	% of funding
m)	= or > 6 months	100 %
n)	> 6 months and = or < 12 months	75 %
o)	> 12 months and = or < 24 months	50 %
p)	> 24 months and = or < 36 months	25 %
q)	> 36 months	0 %

	Company Headquarters (5%)	% of funding
r)	in Viseu Municipality	100 %
s)	Outside Viseu Municipality	0 %

	Company Activity (15%)	% of funding
t)	Production of Tradable goods	100 %
u)	Production of Untradable goods	0 %

	Components Exporter (10%)	% of funding			
v)	< 10% Volume of Business	0 %	x)	= or > 33% and < 66% Volume of Business	60 %
w)	= or > 10% and < 33% Volume of Business	30 %	z)	= or > 66% Volume of Business	100 %

VISEU MUNICIPAL BUSINESS INCUBATOR

The Municipality of Viseu has set up a space for potential entrepreneurs or professionals in the Creative Industries, Heritage, Culture and Technology to be gathered in a specialized incubator, providing a space which is equipped with all the facilities and technical "know-how" necessary for the development of their businesses. The Municipal Business Incubator of Viseu aims to support new businesses, providing them with the technical conditions to encourage them to set up here.

This will have an important and positive impact on the region and its economic development.

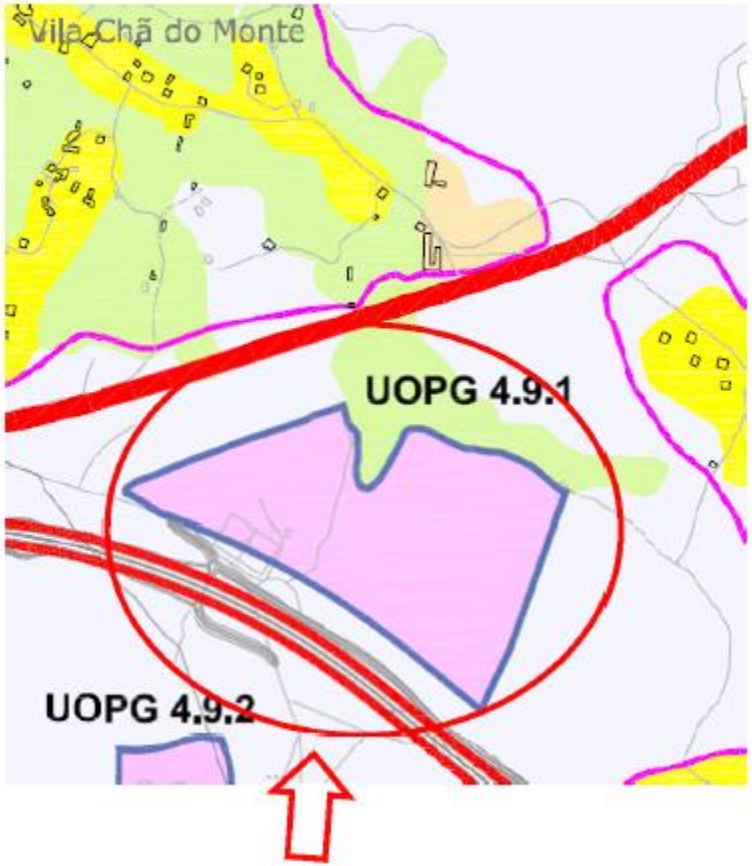
AVAILABLE LOCATIONS FOR BUSINESS INSTALLATION

BUSINESS PARK OF MUNDÃO

For immediate ocupation:

- Land to be sold by size
- Access: EN 229 (Close to IP5)

BOA ALDEIA

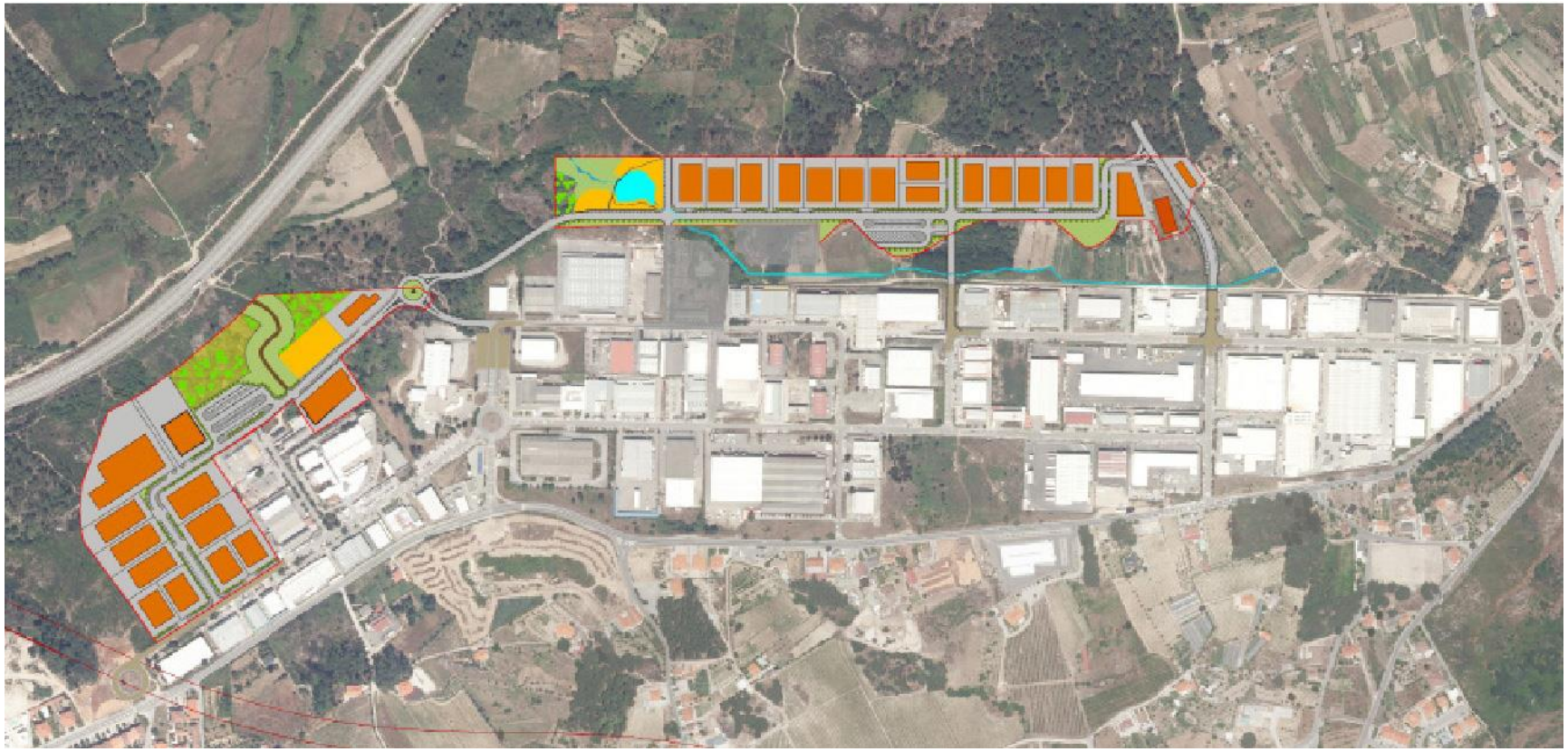


For immediate ocupation:

- Land for industry up to 20.000 m2;
- Access: Close to A25.

INDUSTRIAL PARK OF COIMBRÕES

In the process of expansion



BUSINESS AREA OF LORDOSA

Work Awarded

1st Phase of the work consigned on 18-07-2022

CONTACTS

Viseu Municipality
Praça da República
3514 - 501 Viseu
geral@cmviseu.pt
tel: +351 232 427 427
fax: +351 232 423 112

Investor office
apoioinvestidor@cmviseu.pt
tel: +351 232 427 421
tel: +351 964 941 419

Presidency
presidencia@cmviseu.pt
tel: +351 232 429 572

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