



REAL ESTATE IN CZECH REPUBLIC



EVERYTHING MATTERS

ONE TEAM NO BORDERS

DLA Piper's real estate group in Prague acts for domestic and foreign clients operating in the Czech market. Our goal is to provide commercial and innovative advice that add value at all stages of the investment and development cycles.

We are part of one of the largest real estate teams in the world: a single unit, cutting across borders and simplifying projects. Our team advises on matters in both the public and private sectors, including acquisition and sale of property, structuring of property portfolios, project financing, planning and development, leases, construction law, environmental issues, public procurement and public private partnerships



Clients include investors, funds, real estate developers, contractors, financial institutions and Czech public authorities. Because we work across a diverse range of sectors, we have a rounded view of the market that adds more insight to the advice we give you. Each of our lawyers is committed to the DLA Piper philosophy of 'everything matters' so that you receive a consistently high standard of personal service and quality advice.

In short, we are one team with no borders, providing a real advantage to you in the Czech Republic and beyond.

A SELECTION OF OUR CLIENTS

ČSAD Praha holding a.s.

Finanziara Immobiliare
Monferini S.p.A.

Immorent ČR s.r.o.

Luxury Investments a.s.

Meinl International Power

RIMO s.r.o.

Skanska a.s.



INVESTMENT

We advise on the acquisition and sale of real estate, whether the transaction involves single units or large portfolios. Our team handles all kinds of transactions, from the sale and purchase of commercial property, such as office buildings, shopping centres and hotels, to production plants. We also advise on the sale and purchase of residential and holiday accommodation, undeveloped sites and local or government-owned properties.

Our work includes the structuring and restructuring of ownership as well as due diligence. We prepare and supervise all documents related to real estate transactions and take care of title registration at the cadastral registry, registration of easements, as well as any mortgages, other security or governmental permits that may be required.

We can also assist you with property holding structures, including holding companies and groups. Our team has in-depth experience in devising the optimal structure for both the acquisition and subsequent holding of equity participations.

REAL ESTATE INVESTMENT FUNDS

There are many structures that can be used for investment in real estate. They are complex and constantly evolving to satisfy the demands of a competitive and demanding market. Our advice covers all legal aspects of the establishment and management of such funds.

FINANCE

We advise both lenders and investors on real estate finance structures such as mortgages, parent company guarantees, bank guarantees, sale and leaseback, and lease and leaseback. Our extensive project financing experience includes advising on the emerging field of PPP projects.

ENVIRONMENTAL, PLANNING AND ZONING LAW

Environmental and pollution issues can arise in any phase of a real estate transaction. They form a natural part of the due diligence carried out during the transfer of properties or companies, the drafting of sale and purchase contracts, and political, administrative and court proceedings.

The planning application stage of a real estate scheme can also influence the whole future of that scheme. We understand that the opportunities and constraints created by planning and zoning laws can be critical to maximising the value of your real estate portfolio.



DEVELOPMENT

Whatever your interest in development projects, we have the breadth of experience to help maximise the value of your position. From land assembly to final sale, our experts in property, planning, construction and environmental regulation apply cross-sector best practice to secure optimal results.

Our experience extends throughout the whole life of a development programme, ensuring insight into the needs and objectives of a wide range of stakeholders. From this starting point, we work towards the best outcome for all: a successful, marketable development. Our focus is on the timely completion of projects, financial return on investment and the negotiation of robust but acceptable leasing terms.

CONSTRUCTION, PUBLIC PROCUREMENT AND PPP

A rapid and robust construction schedule is key to the timely delivery of real estate projects. Our team can supply the resources for each phase of your real estate project, having represented all of the various participants in the construction process.

PROPERTY MANAGEMENT, LEASING AND FRANCHISING

We advise landlords and landlord associations in the acquisition and administration of leased properties. Our team can also advise landlords and tenants on the terms and drafting of leases and franchise agreements in Prague and the rest of the Czech Republic.

REAL ESTATE LITIGATION

Our team advises on litigation related to the relationship between landlord and tenant, condominium ownership, sale and purchase of real estate and construction. We develop strategies to avoid the disputes that can arise even in the most carefully managed real estate portfolios. Should disputes arise we will achieve a successful outcome for you by using the most cost-effective and appropriate dispute resolution.

RESTITUTION

Restitution can still be an issue in the Czech Republic. We have experience in researching all relevant registers, government authorities and privatisation documentation to ensure that your property title is secure.



ABOUT US

From the quality of our legal advice and business insight to the efficiency of our legal teams, we believe that when it comes to the way we serve and interact with our clients, everything matters.

DLA Piper is a global law firm with lawyers across Asia-Pacific, Europe, the Middle East and the United States.

FOR MORE INFORMATION

To learn more about DLA Piper, visit www.dlapiper.com or contact:

Jakub Adam

Partner

Prague

T +420 222 817 400

F +420 222 246 065

jakub.adam@dlapiper.com

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www.dlapiper.com

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Further details of these entities can be found at www.dlapiper.com

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