

# Real Estate and Urban Planning in Spain





## Monereo Meyer Abogados

### Lawyers and Tax Advisors in Spain and Portugal

Established in 1989, we are a full-service law firm specialising in cross-border business.

Our team boasts 60 professionals, including approximately **35 lawyers** and a strong network of international contacts, allowing us to provide legal solutions worldwide. We are distinguished by our powerful intercultural knowledge and expertise, especially with regard to German-speaking countries. Many of our lawyers are qualified to practise law in other jurisdictions in addition to Spain and Portugal, such as Germany and the United States. Monereo Meyer Abogados has offices in Barcelona, Madrid, Palma, Tenerife and Lisbon.

We offer a broad range of legal services including the following areas: antitrust, aviation, banking and finance, business transactions and international trade, commercial, corporate and M&A, criminal and cybersecurity, employment, funds, intellectual property and technology, litigation and arbitration, private clients, real estate, regulatory and compliance, restructuring and insolvency, sports and tax.

Our German Desk leads the market in Spain. Our firm is also a co-founder and promoter of CBBL Cross Border Business Lawyers, the only worldwide network of German-speaking firms. Several of our lawyers are actively involved in associations such as the IBA, UIA, Wiras, Legalmondo and AIJA, among others.

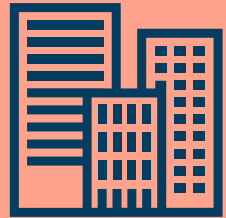
**A small firm among the large:  
fast and effective.**



## Real Estate and Urban Planning

**Real estate law** has always been one of the cornerstones of our firm's services. We advise real estate funds and other institutional investors, banks, real estate developers, shopping centre operators, hotel chains and private buyers in their real estate transactions in Spain, as well as on any related financing.

We not only accompany our clients through all stages of their transactions, we also assist them with the lease, management and realization of properties belonging to all asset classes. Expertise, experience and steadfast motivation drive us to look at things from all sides. This is why our clients trust us with their business in Spain. In brief: **legal advice with passion.**



### Recognitions

Chambers: "Excellent recommendations from clients, who applauded the team's 'international real estate experience, capacity to adapt to the clients' needs, and great negotiation skills'. Competitors were equally impressed by the firm's efforts to reinforce its real estate practice and its noteworthy increase in activity in the retail field'. Sources additionally noted the group's 'first-class international clientele, particularly German corporations, as well as major retail players and real estate funds'.

## Real Estate Transactions – Notable Projects

- Advice to a German real estate fund on the acquisition of property and subsequent turn-key development of two office buildings in Barcelona (transaction volume: EUR 105 million).
- Advice on the acquisition by a German real-estate investment broker of an emblematic office building in the centre of Madrid leased to the Comunidad de Madrid (Autonomous Community of Madrid) (transaction volume: EUR 65 million).
- Refinancing of a loan agreement for the purchase of a residential building located on Calle Claudio Coello in Madrid, in the luxurious Barrio Salamanca district, for renovation and subsequent sale by a German real estate group.
- Advice on the acquisition of a shopping centre located in the Basque Country by a major retail company on behalf of a Luxemburg fund (transaction volume: EUR 48 million).
- Sale and leaseback of the headquarters of a well-known German publishing company in Spain for EUR 13 million.
- Advice in the mezzanine financing of the purchase of several apartment blocks in Greater Madrid by means of a bond subject to German law. The scope of advice covered all aspects of the operation, including a legal due diligence, negotiation of financing agreements and the corresponding loan securities (mortgages over properties, creation of liens over project companies and rent receivables as well as guarantees).
- Ongoing advice to a developer regarding legal issues concerning land, real estate and finance in the context of the planning and construction of a five-star hotel in Ibiza (transaction volume: EUR 38 million).
- Advice on the acquisition of the Terrassa Plaça shopping centre in Terrassa (Catalonia) for EUR 62 million by German asset management companies, including the negotiation of financing agreements and all related guarantees (including a mortgage and several rights of pledge).
- Legal and tax advice to a German, open-ended real estate fund on the acquisition of three logistics warehouses (113,000 m<sup>2</sup>) in the Madrid province for a total of EUR 67 million as well as two additional logistics warehouses (58,000 m<sup>2</sup>) in the Corredor de Henares (area located between Madrid and Guadalajara) for EUR 36 million.
- Advice to a German, open-ended real estate fund on the purchase of a shopping centre located in Greater Seville, with the shopping centre fully leased before its construction was completed (transaction volume: EUR 35 million).
- Legal and tax advice to a company, worldwide leader in chassis technology, on the sale of three plots for the construction of a hardware store covering 12,000 m<sup>2</sup> (transaction volume: EUR 6.5 million).
- Advice to a German, open-ended real estate fund on the acquisition from a Spanish savings bank of office space used as a data centre in Greater Madrid as well as on the lease of the same space back to such savings bank for a period of 30 years (sale-leaseback) (transaction volume: EUR 108 million).
- Advice in the first purchase of Spanish real estate by a German real estate investment company: the property consisted of the H&M flagship store, located on the Plaza de San Félix Sáenz, Malaga (transaction volume: EUR 24 million), including financing by a German bank and all corresponding guarantees (including a mortgage and pledge over rent receivables).
- Advice on the acquisition by a hotel fund managed in Luxemburg of an office building located in the immediate vicinity of the Madrid-Barajas airport for the purpose of converting it into a hotel with 300 rooms (purchase price EUR 22 million; total volume: EUR 36 million). We also provided advice and negotiated the hotel lease and the general contracting agreement.
- Advice on the acquisition of an underground parking garage in Barcelona by a German fund specialising in carparks (transaction volume: EUR 9 million).
- Advice regarding the financing of a hotel in Madrid-Barajas as well as the negotiation of related loan guarantees (transaction volume: EUR 18.5 million).



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**MONEREO  
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### **Competencies**

Aviation

Competition and  
Commerce

Corporate, Mergers and  
Acquisitions

Criminal and Cybersecurity

Data Protection

Dispute Resolution

Distribution

Energy and Environment

Finance and Securities

Information Technology

Inheritance

Intellectual Property

Labour

Real Estate and Planning

Restructuring and  
Insolvency

Sports

Tax

### **Sectors**

Finance Institutions

Food

Healthcare and Biotech

Hotels, Tourism and Leisure

Industry and Trade

Institutional Real Estate  
Investment

Private Clients

Promotion, Project Development  
and Construction

Renewable Energies

Technology and Media

Transport

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