

Lívols



Real Estate, Tourism
& Urban Planning

Lívols

About SÉRVULO

SÉRVULO is a Portuguese full-service law firm with 20 years of existence, which occupies a leading position in the Portuguese legal market.

Recognized for the quality of its legal services in all relevant areas of law and strategic sectors, **SÉRVULO** has a highly competent multidisciplinary team of more than 100 lawyers, motivated by a single purpose: to transform academic research and accumulated knowledge in the design of sound legal solutions, thus creating added-value for its clients.

SÉRVULO is trusted by a vast number of the main private and public entities, both domestic and international, in the Portuguese-speaking legal markets and in all the most significant economic sectors. It houses a roster of lawyers that are fully capable of facing all of the challenges that may arise at any time and in any field of the Law.



Best Lawyers



Real Estate, Tourism & Urban Planning Law

SÉRVULO has broad experience spanning all areas of real estate, tourism and urban planning law. The department is particularly strong advising on high-end real estate transactions, real estate projects and day to day advice to its clients in all matters related to tourism and real estate procedures and urban planning matter.

The team is likewise very strong in advising real estate investment funds and property development and tourism companies regarding the construction, licensing, exploitation and marketing of the real estate and/or tourism assets, as well as providing them with daily counselling.

In terms of urban planning law, the team is well-practised in providing zoning advice to clients and counselling on the administration of urban real estate transactions, related commercial activities, expropriation procedures and the demarcation, development and deployment of assets in the public domain.



REAL ESTATE, TOURISM AND URBAN PLANNING LAW

REAL ESTATE

SÉRVULO's real estate department comprises a multi-disciplined team used to handling high-end real estate transactions. The firm is well-practised at providing legal advice on urban planning procedures and in developing corporate frameworks to suit particular real estate investment transactions (e.g. real estate companies or real estate investment funds). The team also takes a hands-on role in counselling clients on the development of tourism, residential, accommodation, commercial and industrial projects.

The real estate team thus advises on matters as diverse as the negotiation and execution of real estate agreements (reservation contracts, promissory sale and purchase and sale and purchase deeds, etc.), leasing and rental agreements, retail contracts in shopping centres, construction work contracts, the regularisation of property registration, lotting, parcelling and reparcelling procedures, horizontal property deeds and condominium regulations.

The team stands out on both domestic and cross border real estate finance transactions.



TOURISM

SÉRVULO has an extensive experience in advising on all legal matters relating to tourism projects, from the legal and tax structuring of the project in the most efficient manner, performing due diligences to the intended site or target company (notably to assess its urban and planning viability), in obtaining all permits to construct, advising on the selection of the professional project team members (architects, constructors, engineers, etc.) and on the drafting of all relevant services and construction agreements.

The team also advises on obtaining all the legally required licensing to explore the tourism undertaking (either hotel, tourism apartments, resorts or tourism local lodgings), as well as drafting, execution and registering the tourism constitutive titles, the management agreements and the exploitation agreements to be entered into between the owners and the management company.

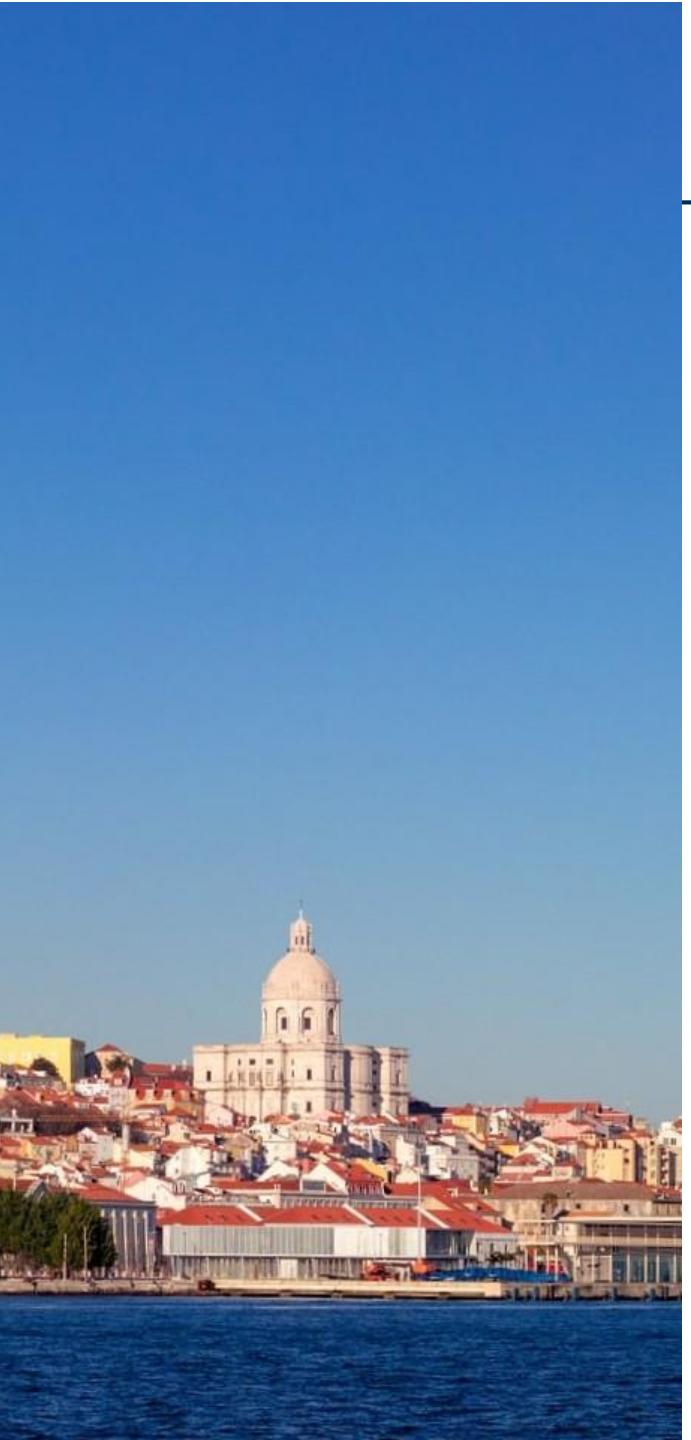
The team has broad-ranging knowledge on the marketing of the tourism projects, including drafting of all the reservation, promissory sale and purchase agreements and sale and purchase deeds.

URBAN PLANNING

SÉRVULO has an extensive experience in advising on all legal matters related to territorial planning, the implementation of plans and the administration of urban real estate transactions and associated commercial activities.

In territorial planning, the team is especially well-practised in drafting and executing planning contracts and in devising land management frameworks for specified spaces, such as waterways and maritime areas. In the implementation of plans, the firm stands out for its expertise in formulating integrated multi-use programmes for urban municipal spaces, with respect to the transformation, rehabilitation and regeneration of individual plots as well as the area as a whole.

On the administration side, the team has comprehensive knowledge of all the relevant administration and regularisation procedures that must be adhered to prior to, during and after development projects.



RELATED TEAM



Manuel Magalhães
Partner



Eduardo Gonçalves Rodrigues
Partner



Sofia Thibaut Trocado
Partner



Carla Parreira Leandro
Associate



Joana Pinto Monteiro
Associate



Filipa Névoa
Consultant



Francisca Saldanha Monteiro
Trainee Lawyer



João Tomé Pilão
Trainee Lawyer

TRACK RECORD

- Legal advice, since 2013, to the leading real estate fund management company in its daily activity, notably, the management of 14 real estate investment funds, including the elaboration, negotiation and execution of different types of contracts:
 - ✓ establishment of “horizontal property” regimes and elaboration of condominiums' regulations
 - ✓ contracts for use in shopping centres, the evaluation of compliance matters of the funds' clients and tenants
 - ✓ preparation and revision of tenders for construction and development of real estate projects, auditing, construction contracts
 - ✓ all types of service rendering of suppliers – project, construction, surveillance, security, subcontracts)
 - ✓ assistance in land-use planning and urbanization projects,
- Legal advice to the major Portuguese bank, on all matters related to:
 - ✓ the sale of its real estate assets, which includes the structuring of the sale (either through a share deal or asset deal), carrying out due diligence processes, organized on the vendor's perspective, with the preparation, drafting and negotiation of all relevant transaction documents and liaising with all parties involved, within the scope of national or cross-border bidding processes.
 - ✓ several real estate projects of different nature, such as residential, shopping centres and golf developments.
- Legal assistance to an hotel group, within the scope of a finance lease agreement, for the development of a tourism complex, in the island of Madeira, which comprises Hotel, Beach Club and residential houses.
- Legal assistance to the leading Portuguese insurance company, in the acquisition of an international chain of hotels managed by a highly relevant hotel brand.
- Advice to a recently rewarded “best luxury hotel” in downtown Lisbon, in all legal aspects related to the operation and management of the hotel (management agreements, exploitation agreement for the restaurant, marketing contracts with online booking platforms, agreements for Tourism incentives, etc.).



TRACK RECORD

- Legal assistance in the negotiation of tourism management contracts with an international hotel chain for a resort in the North of Portugal.
- Assistance to a Greek promotor in a planning and licensing due diligence related to the acquisition of a well known resort, composed of about 110 properties, comprising a hotel, several villas, apartment blocks and plots for development, located in Albufeira, Algarve.
- Legal advice to international investors in all planning and licensing matters related to:
 - ✓ a 5-star tourism resort development in the Algarve beachfront, which is one of the more complex developments of its kind in Portugal, composed of a hotel/apartment block with 109 units, a holiday apartment block with 80 units, a spa and a playing field; and
 - ✓ a tourism resort development, which is qualified as a project of national interest and is composed of two tourist villages, two hotels, two golf courses and several sports facilities.
- Legal advice to a relevant Portuguese promotor in several matters related to tourism and real estate developments, including the incorporation of tourism resorts, with the preparation of all constitutive titles, condominium regulations and exploitation agreements.
- Advising an international investor, within the scope of the acquisition of companies notably conducting an extensive legal due diligence on the main assets - properties where the companies have constructed their factories.
- Legal advice to one of the leading Portuguese real estate promotor/developers in the following projects:
 - ✓ Implementation of apartment units as local lodging units;
 - ✓ All planning and licensing matters related to the tourism resort development in Lisbon and to Tourism Apartments that will be constructed in Lisbon near the Benfica Stadium (drafting of the constitutive title of the tourism development and administration regulation, document drafting of the development agreements, promissory sale and purchase agreement and sale-and-purchase agreement).



TRACK RECORD

- Assistance to an international developer in all legal aspects related to a luxury and nature tourism development, located in Melides, Alentejo, such as:
 - ✓ constitutive title
 - ✓ management rules of the development
 - ✓ horizontal property
 - ✓ promissory sale and purchase agreements and reservations
 - ✓ tourism exploitation agreement
- Legal advice to international investor in the preparation of the horizontal property title, condominium ruling and promissory agreements for the purchase and sale, in relation to a classified project in Lisbon city centre (Príncipe Real).
- Assistance to a Portuguese company in the energy sector in the demanding negotiation of two contracts for the use of office space in Lisbon relevant office facilities.
- Legal advice to a Portuguese television major player in the regularization of the legal status of all the hundreds of real estate properties held by the company.
- Legal assistance to a national promotor, in the preparation of promissory contracts, related to the acquisition of a property for installing a senior residence.
- Restructuring of the real estate assets of an international investor, including a corporate reorganization and assets reallocation, such as shopping centers, student residences and other properties.



TRACK RECORD

- Legal advice to a Portuguese investor in the acquisition of an agricultural property in Alqueva, Alentejo.
- Legal advice to an international investor to acquire and set up an agricultural exploitation/farming holding for vineyards.
- Legal assistance to a French investor (developer of large projects in agriculture all over Europe) in the acquisition of three large properties in Alentejo, for a large production project. The work involved performing a legal and administrative due diligence and assisting in all matters related to the transfer of ownership (2018).
- Legal advice in two major projects of Land Registry Operation and “Quality Control Project” in the context of the LAND Programme for the land registration of all the real estate located in two islands of an African country.
- Assistance to the Ministry of Transport and Communication of an African country, in the implementation of a National Spatial Data Infrastructure (NSDI) - Project financed by the World Bank.
- Legal advice to several clients in the acquisition of real estate in Portugal in the context of golden visa applications.
- Legal advice to several clients in the acquisition of real estate in Portugal, associated with the regime of the non-habitual resident.





**Sérvulo & Associados –
Sociedade de Advogados, SP, RL.**

Rua Garrett, 64
1200-204 Lisboa - Portugal
T: (+351) 210 933 000