



WAREHOUSE PROPERTIES SECTOR ADVISORY



Domański Zakrzewski Palinka has twenty years' experience in providing legal assistance with transactions involving real properties designated for warehouses and logistics centres. In response to our clients' needs and expectations, we have created a Warehouse Properties Sector Advisory Team within our Real Estate Practice.

With our knowledge and practical experience combined with our in-depth awareness of the market, we provide property developers, warehouse investors and logistics operators with the level of safety they expect.

Thanks to our advice, our clients have avoided a number of risks inherent in acquiring and developing real properties, for instance:

- the risk of acquiring a property of an area much smaller than that disclosed in the land and mortgage register and land survey documentation,
- the risk of invalidation of an agreement with a seller who was married but was disclosed in the land and mortgage register as the property's sole owner,
- the risk of acquiring the perpetual usufruct right to land where the substance of the right was contrary to the investor's plans,
- the risk of the real property sale agreement being ineffective as the seller had probably sold the property several times to a number of purchasers,
- the risk of acquiring a remortgaged property,
- the risk of acquiring a property encumbered with a transmission easement and an easement by necessity undisclosed in the land and mortgage register.

We offer comprehensive advisory services rendered by lawyers and tax experts, thus ensuring:

- **safe acquisition of real properties:** we investigate the legal status of real properties to identify any legal risks inherent in their acquisition and to assess their impact on the planned investments; we then develop transaction structures and contractually safeguard investors' interests,
- **safe rental:** we draw up tenancy agreements and also issue opinions on whether tenancy agreements comply with the law and market standards; we also provide comprehensive advisory services during negotiations, including commenting on contractual clauses and proposing and discussing changes,
- **safe construction process:** we advise clients during investment processes, i.e. we help them obtain administrative permits and draw up and negotiate agreements related to the investment, including FIDIC-based contracts; we also issue opinions on agreements drawn up by clients/third parties,
- **safe purchase of shares:** we assist clients with the acquisition of shares in property developers and warehouse investors, and advise them on joint venture and shareholders' agreements and on capital group restructuring,
- **safe sale:** we advise clients on project exit, including assisting with the sale of real estate or shares in special purpose vehicles.





TEAM



Lech Żyżlewski
Attorney-at-law, Partner

Lech specialises in real estate law issues. Having advised Polish and foreign investors for a long time, he has considerable experience in various matters related to the financing of investment projects and real estate purchase and sale transactions.

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Hubert Plater-Zyberk
Attorney-at-law, Senior Associate

Hubert specialises in civil and administrative law aspects of the investment process involving real properties designated for warehouses and logistics centres, focusing especially on construction and spatial development law and real estate transactions.

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Anna Zimny
Attorney-at-law, Associate

Anna specialises in civil and administrative aspects of the investment process, including construction and zoning law. She also advises on real estate transactions, commercial contracts, and administrative and administrative court proceedings related to real estate.

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Both our Real Estate Practice and Lech Żyżlewski have for many years now been recommended and highly placed in international rankings published by prestigious publishers, such as Chambers Europe and Legal500.

We hope that professional and comprehensive advisory tailor-made to meet each client's needs and our pro-active approach will encourage you to co-operate with us.

