

Real estate

**Montero
Aramburu &
Gómez-Villares**
Atencia

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Atencia

01.

Who we are 

We are a law firm of clients who, by combining **legal quality** with dedication and honesty, accompany them in making their most important decisions.

We work with **dedication and efficiency** in the pursuit of legal excellence, in line with our values.

At Montero Aramburu & Gómez-Villares Atencia every decision we make and every service we offer is imbued with our values:



Honesty

It is the pillar on which the trust our clients place in us is built. We act with transparency and integrity in all situations, ensuring consistency between our words and actions.

Knowledge

We strive to keep up to date and be experts in our field, in order to offer the best possible advice to our clients.

Criterion

Our ability to discern and make informed decisions is a key factor. We offer our clients thoughtful and prudent judgement, always striving for excellence and integrity in every action.



Commitment

For us, commitment is not a formality, but the bond that binds us to our clients. We are by their side every step of the way.

Proximity

We strive to offer personal attention, genuine proximity and friendliness that characterise every interaction with our clients.

Trust

We work hard to gain and maintain our clients' trust in every case and situation, always meeting our objectives and commitments.

In our firm, human quality
is at the same level as legal quality.

We turn every professional relationship into a
personal commitment, anticipating and solving
our clients' legal challenges with solid, innovative,
effective and, above all, honest solutions.

DATA:



+270 Lawyers and economists
+370 Employees



9 Offices located in the
national territory



22 Areas of practice

02.

Services

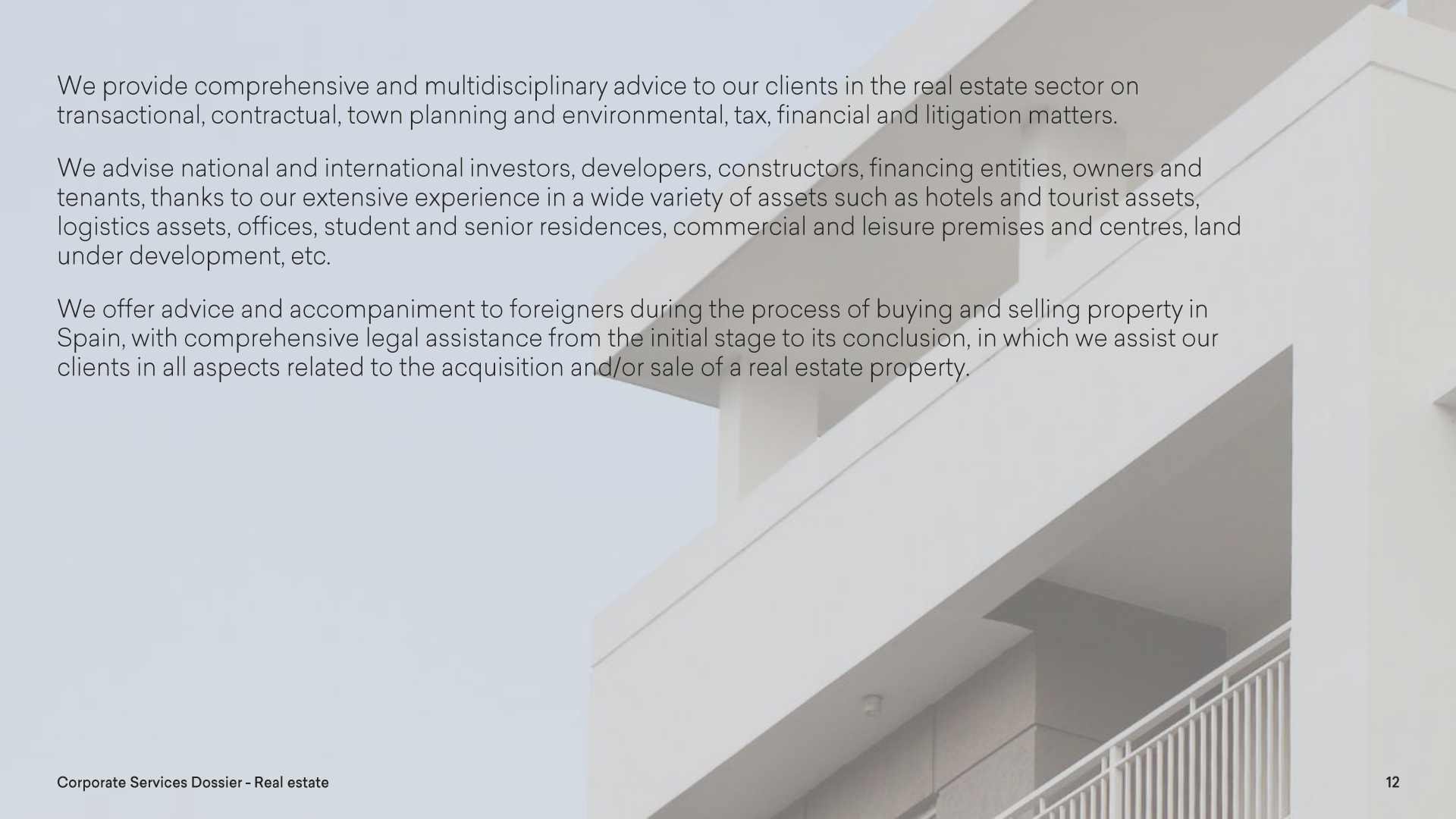
Our firm has specialists in all areas of law, which allows us to offer comprehensive advice to our clients in both the public and private sectors, seeking an innovative approach that generates a positive impact on business strategy and provides a clear differential value.

Areas of specialisation

- Banking and Finance
- Civil
- Compliance and Corporate Governance
- Corporate and M&A
- Digital
- Family Business
- Energy
- Entertainment and Sport
- Foundations, Associations and other Non-Profit Entities
- Real estate
- Employment Law
- Capital Markets
- Commercial Law
- Criminal Law
- Litigation and Arbitration
- Industrial and Intellectual Property
- Public and Regulatory
- Restructuring and Insolvency
- Insurance
- Sustainability and Environment
- Tax
- Town planning

03.

Real estate 



We provide comprehensive and multidisciplinary advice to our clients in the real estate sector on transactional, contractual, town planning and environmental, tax, financial and litigation matters.

We advise national and international investors, developers, constructors, financing entities, owners and tenants, thanks to our extensive experience in a wide variety of assets such as hotels and tourist assets, logistics assets, offices, student and senior residences, commercial and leisure premises and centres, land under development, etc.

We offer advice and accompaniment to foreigners during the process of buying and selling property in Spain, with comprehensive legal assistance from the initial stage to its conclusion, in which we assist our clients in all aspects related to the acquisition and/or sale of a real estate property.

Buying and selling of real estate by foreigners

- Searches and investigations related to the situation of the property, with special attention to its state of encumbrances, in the Land Registry, town halls (including provincial collection boards), communities of property owners, urban conservation entities, cadastral office, electricity, water and gas supply companies, and so on.
- Preparation and drafting of reservation contracts, private contracts of sale/option to purchase.
- Signing of deeds of sale
- Aspects related to the completion and payment of tax application forms related to the purchase contract, and the registration of title deeds, and the establishment of direct debit payments for utilities (water, electricity, community charges), as well as the obtaining of NIE as a prerequisite for acquiring a property in Spain by non-residents.
- Opening of bank accounts and assistance in obtaining financing with banking institutions.
- Advice on the preparation of wills -only in respect of assets in Spain-, preparation and payment of income/property tax for NON-residents and attendance at meetings of homeowners' associations.

Corporate transactions

Advising on the formalisation of mergers and acquisitions of companies in the real estate sector; advising on investment and divestment operations; setting up joint ventures focused on the operating, management and development of real estate projects; corporate operations related to real estate assets of all kinds.

Construction and promotion

Advice on the negotiation and formalisation of construction contracts, engineering contracts, turnkey construction contracts, FIDIC contracts, delegated promotion contracts, operation and maintenance contracts.

Urban and environmental planning

Advice on all types of urban planning instruments; preparation of due diligence reports; advice on licences, permits and authorisations of all kinds; advice on all urban planning and environmental aspects in the acquisition of real estate assets.

Taxation

Tax advice on all types of real estate transactions; planning and design of tax structures.

Procurement

Advice on the negotiation and formalisation of contracts for the purchase and sale, leasing and management of assets and asset portfolios; preparation of due diligence reports.

Funding

Advice on the negotiation and formalisation of loan contracts; financing contracts, including forward purchase and forward funding contracts; constitution of real estate guarantees of all kinds.

Registry and cadastral

Registration and/or cadastral regularisation of assets; ownership files; excess or shortage of land; constitution and registration of rights in rem; grouping, aggregation and segregation of properties, declarations of new construction, horizontal division.

Conflict resolution

Legal direction of all types of legal proceedings, at all levels, relating to real estate assets; negotiation of out-of-court settlements; arbitration proceedings.

04.

Sectors

SECTORS

- ❑ Construction
- ❑ Flexliving
- ❑ Hotel and tourism
- ❑ Logistics
- ❑ Residential
- ❑ Retail and leisure
- ❑ Student and senior residences
- ❑ Health
- ❑ REITs
- ❑ Tertiary

05.

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ACCOMPA-
NYING YOU
IN EVERY
DECISION

Montero
Aramburu &
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