



## Lorenzo Clemente Naranjo

Partner

Madrid

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### Real Estate

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Lorenzo Clemente is a partner in the Real Estate Law Department of Garrigues, where he has pursued his entire professional career. He specializes in real estate contracts, providing advice on property transactions to developers and real estate companies as well as to investment funds and companies operating in other industries. He regularly advises on sale/purchase and lease processes relating to office buildings, shopping centers, hotels and logistics buildings, as well as on sale&leaseback transactions, construction contracts and other real estate agreements. Degree in Law and Economics and Business Administration, Universidad Pontificia Comillas, (ICADE E-3). He has been recognized by Chambers & Partners.

### Experience

Lorenzo Clemente is a partner in the Real Estate Law Department of Garrigues, where he has pursued his entire professional career.

His areas of expertise include the transfer and acquisition of properties in competitive processes and in individual negotiations. In this connection, he has participated in numerous transactions for the sale and purchase of office blocks, shopping malls, hotels, building lots and industrial warehouses, as well as of property development and real estate investment companies.

Furthermore, he provides on-going real estate advice to developers, investors and agents in the real estate industry and to companies operating in, for example, the retail, hotel and construction industries.

Lorenzo has extensive experience in negotiating urban lease agreements, construction contracts, agreements with technicians (project management, engineering, etc.), real estate financing agreements, management agreements, marketing agreements and administration agreements.

He has managed processes for the legal regularization of properties belonging to different companies and has advised on the externalization of real estate assets and sale & leaseback transactions.

He has also worked with a range of financial institutions on processes to acquire properties as a result of refinancing or foreclosure and on the management of their real estate assets and divestment.

## Academic background

Degree in Law and in Economics and Business, Universidad Pontificia de Comillas (ICADE E-3).

## Teaching activity

Lorenzo is a regular speaker in specialist forums on real estate law, including the Urban Leasehold, Condominium Property and Real Estate Law Section of the Madrid Bar Association.

He also conducts seminars and conferences at a wide range of specialist centers (Cesine - Metros Cuadrados, Unidad Editorial, etc.).

## Memberships

Madrid Bar Association.

## Distinctions

Lorenzo Clemente features in several directories such as Iberian Lawyer and Chambers&Partners, in the real estate practice area. He was part of the team of lawyers singled out for praise by Chambers&Partners, which described him as having a strong market reputation and an impressive client base, whilst one interviewee comments that "he's extremely efficient and solves all my problems".

## Publications

- "Excesos y tibiezas de una reforma" (Excesses and tepidness of a reform). With Felipe Yannone. Expansión, March 27, 1999.
- "Las comunidades de propietarios después de la reforma: conclusiones y recomendaciones" (Owners' associations after the reform: conclusions and recommendations), in the book "La reforma de la ley de propiedad horizontal" (The Reform of the Condominium Property Law). Expansión - General Council of Property Managers' Associations. 1999.
- "Compraventa de edificios en construcción" (Sale and purchase of buildings under construction). Directivos Construcción 139/2001.
- "Ley de Arrendamientos Urbanos. Cuestiones pendientes" (Urban Leasehold Law. Pending Issues). Directivos Construcción 142/2002.
- "Constitución y regulación de los complejos inmobiliarios privados" (Formation and regulation of private real estate complexes). Directivos Construcción 145/2002.
- "Subrogación de los compradores de viviendas" (Subrogation of home purchasers). Directivos Construcción 150/ 2002.
- "Aspectos Jurídicos del Proyecto de Código Técnico de la Edificación" (Legal Aspects of the Technical Building Code Bill). Directivos Construcción 154/2003.
- "Derecho de adquisición preferente en la venta de inmuebles" (Preemptive acquisition right in property sales). Directivos Construcción 159/2003.

- “Efecto de las operaciones societarias del arrendatario en los arrendamientos urbanos” (Effect of the tenant’s corporate transactions on urban leases). El Consultor Inmobiliario. December 2003.
- “Aspectos jurídicos de la promoción y venta de lofts” (Legal aspects of the development and sale of lofts). Directivos Construcción 165/2004.
- “Consecuencias del retraso en la entrega de las viviendas vendidas sobre plano” (Consequences of delay in delivery of homes sold off plan). Directivos Construcción 163/ 2004.
- “Contratación de Arquitectos y Arquitectos Técnicos” (Hiring Architects and Technical Architects). Boletín de Contratación Inmobiliaria. Number 17. October 2005.
- “Regulación y objetivos legales de la SAREB” (Regulation and legal objectives of the SAREB). Revista Metros2. January 2013.