



Real estate law

For more than 30 years we have been advising on all legal issues surrounding the purchase and sale of real estate, together with its financing and use. Our real estate law Practice Group brings together the expertise of more than 40 lawyers – know-how and experience in real estate, corporate, tax and finance law. This is why we can advise on even the most complex real estate transactions in an integrated and proactive manner.

Our transaction expertise is supplemented by the detailed real estate knowledge of our construction law practice. This is particularly useful for our clients in the field of project development.

„Leading law firm for project developments“

JUVE Handbook 2024/25

„Most recommended law firm by in-house counsels for real estate and construction law“

kanzleimonitor.de 2025/26 (law firm directory of the German institute for legal departments & in-house lawyers)

„Recommended law firm for real estate law“

Handelsblatt/Best Lawyers® 'Germany's Best Law firms 2025'

„One of the best law firms for the real estate industry“

brandeins 2025

„Leading law firm for real estate law; 'In this respect, we experience Kapellmann as a real partner in practice and not as a (large) law firm that works from the outside solely by producing pleadings'; 'The lawyers are always available at short notice and advise in such a way that the legal advice can be implemented immediately in practice'.“

Legal 500 Germany 2024/2025

Real estate transactions

We regularly support acquisitions and disposals of portfolios and single assets, both in share deals and asset deals. We also advise on sale and lease-back transactions. The services we offer include:

- Establishment and support of special purpose companies, including optimised design from a tax perspective

- Transaction management
- Due diligence (including contaminated site and environmental law)
- Contract drafting and negotiation
- Negotiating loan agreements and security agreements
- Support in the closing of purchase and loan agreements
- Support in the post-closing phase
- > **Notary's office**

Experience includes:

- Bauwert Group: advising on the sale of several residential construction projects in Berlin and Fulda
- Milei GmbH: supporting the acquisition of a gas turbine plant; negotiating financing contracts (leasing documentation)
- Kölbl Kruse Group: supporting the whole sales process for the Looper office building in the inner harbour of Duisburg
- TLG Immobilien GmbH: advising on the sale of a property in the Leipzig pedestrian area with obligation to build and prior lease for a hotel in the Motel One Group
- Wagner Group, Luxembourg: acquisition of an inner-city construction site with adjacent industry zone; comprehensive advice on transaction, planning and architects' law

Project development

As one of the leading law firms in the area of project development, we support projects from their very beginning to their successful conclusion:

- Establishment of project companies, including the development of tax models
- Establishment of building permissions
- Pre-letting agreements
- Project financing
- Construction, architect and project management agreements
- Sales of projects as asset or share deals

Experience includes:

- Daimler Real Estate GmbH: advising in connection with various project developments
- DEVELOPMENT PARTNER AG: support in the negotiation and completion of a project development agreement regarding the revitalisation and expansion of a commercial building on the Kurfürstendamm in Berlin.
- Rhenus-Gruppe: advising on port projects in Cuxhaven, Wilhelmshaven and Nordenham
- TAS Überseering Verwaltungs GmbH: advising on the acquisition of external financing for project realisation
- TLG Immobilien GmbH: project advice on Quartier 17, Stralsund city centre

Asset management

We support asset managers in all legal challenges they face:

- Drafting asset management and facility management agreements
- Creation and negotiation of lease agreements and amendments
- Support in tenant insolvency situations
- Legal support in conversions and renovations as well as portfolio restructuring measures
- Support in regular disposal of portfolio units
- Process management

Experience includes:

- Deutsche Pfandbriefbank AG: management of a portfolio
- Berlinovo Immobilien GmbH: advising on frame agreement, construction and real estate law, portfolio management
- Renewable energy company: advising on the leasing of spaces for a concentrated photovoltaic (CPV) module production plant

DOWNLOADS

 **Factsheet Immobilienrecht**

Kapellmann | Infoportal

Immer auf dem Laufenden mit unseren Praxisinfos und Veranstaltungen!

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BEITRÄGE ZUM THEMA IMMOBILIENWIRTSCHAFTSRECHT



> **Auswirkungen der „Wohnbau turbo“**



> **EuGH : Vergütung für nicht erbrachte**



> **Das Ende der mietvertraglichen**



> **Pleitelage bei Bauplänen und Immobilien**



> **Aufklärungspflichten von Immobilien**



> **Neue Regeln für digitale Bauprojekte**



> **Erweiterte Kürzung des Gewerbeer**



> **Grundsteuerreform - Folgen des Mega**



> **Vermieter können in Corona-Zeiten**

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NACHRICHTEN ZUM THEMA IMMOBILIENWIRTSCHAFTSRECHT

 > Prof. Dr. Stefan Pütznacher im Interview mit der Immobilienzeitung	 > Unser Team steht in den Startlöchern - Kapeilman bald auch in Leipzig	 > Handelsblatt-Ranking: Kapeilman gehört zu Deutschlands besten Kanzleien	 > Kapeilman im F.A.Z.-Ranking: Prof. Dr. Heiko Fuchs und Dr. Alessandro Covati als Top-Anwälte ausgezeichnet	 > Handelsblatt / Best Lawyers: Die besten Anwälte Deutschlands 2025	 > Tiefbau: Kapeilman begleitet RAEDER bei Übernahme durch TERRAS	 > Kapeilman im brand eins Ranking 2025 erneut in der Spitzengruppe	 > azur100 Top-Arbeitgeber 2025: 5 von 5 Sternen von unseren Associates	 > Spendenübergabe: Zu Gast beim Kinder-Hospital Sternbrücke in Hamburg
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