

# CMS Monaco

Real Estate & Construction



Chambers & Partners : General Business Law (Monaco)

» *The team has the ability to draw from the international network. That has been an added benefit that has kicked in.*

Legal 500 : Commercial, Corporate and M&A (Monaco)

» *Sophie Marquet has advised us in many Monaco real estate transactions, her diligence has helped us avoid important pitfalls and saved us from unjustified claims.*

Legal 500 : Commercial, Corporate and M&A (Monaco)

» *Their standing with important industry players opens the door for direct talks and rapid solutions.*

Chambers & Partners : Corporate / Commercial Dispute Resolution (Monaco)

» *Sophie Marquet assists with real estate projects and leasing contracts. Interviewees appreciate that she will do her utmost to give clear answers or guidelines.*

# Our Real Estate & Construction Team

The economy, political stability and security of the Principality of Monaco, along with its tax system and pleasant climate, all contribute to a real estate sector that is highly dynamic and attractive for all stakeholders.

Having dealt with a vast number of matters, we have built up extensive experience and in-depth knowledge of the very specific requirements of market participants, enabling us to provide our clients with a comprehensive and innovative range of services in the field of real estate law. For more than 15 years, our team has been assisting many real estate companies, construction firms, developers, banks, investors and Monegasque and foreign legal entities with a presence in the Principality.

## A complete service covering all aspects of real estate & construction law

We are committed to ensuring satisfaction for our clients, meeting all of their legal and tax requirements, facilitating contact with the authorities and defending our clients' interests in litigation. Our team has a strong reputation on the market for its work on complex and sophisticated cases. We seek to offer our clients innovative, creative and effective solutions, anticipate risks and identify the best options to ensure successful closure of our clients' cases.

## A team of experts

Our Real Estate & Construction Team is comprised of specialists in Monegasque law, possessing advanced technical expertise and a high level of maturity. Our team members have a strong local network and are profoundly familiar with the issues our clients face, whether in Monaco or worldwide.

## A "one-stop shop" legal service

We are able to offer you the combined know-how of our different teams, ensuring each and every one of your specific requirements is met expertly. We regularly work with our banking & finance and corporate law teams to help our clients with project financing and securing the associated collateral. We also cooperate with our tax law experts to assist our clients with the challenges associated with Monegasque and French taxation, particularly with regard to real estate investments.

## A global network at your service

Since April 2017, our firm has been part of the global CMS network, composed of over 85 independent offices in 45 countries across Europe, Asia, Central and South America, Africa, and the Middle East. Through the CMS network, we are able to assist our clients with all kinds of matters requiring international expertise, providing a high level of service whenever and wherever needed, with a consistent level of responsiveness.

## Our Partner



## Sophie Marquet

Avocat Associé | Partner

T +377 97 98 42 24

M +33 6 43 91 27 76

F +377 97 98 42 25

E [sophie.marquet@cms-pcm.com](mailto:sophie.marquet@cms-pcm.com)





# How can we help you?

Our Real Estate & Costruction Team assists and represents Monegasque and international real estate professionals, offering both counsel and litigation services, with a particular focus on helping owners and tenants to manage their commercial and residential assets, as well as helping property owners with purchases/sales and renovation/construction projects, including securing the required permits.

We also advise real estate developers on conducting property audits to assess the legality of their projects and identify any problems they may encounter, such as the existence of easements or other restrictions. Similarly, we provide advice to financial institutions for audit purposes as part of financing property acquisitions, or securing/calling in collateral.

Our areas of expertise:

Real estate  
litigation

Construction

Audits  
& investments

Civil  
& commercial  
leases

Property  
development

Co-ownership

Project  
financing

Urban  
planning



# Our recent experience

Below, we present some highlights of our recent experience.

## Construction and Development

- Advising private investors on their construction and renovation projects to help them secure the required permits.
- Advising foreign builders and developers on Monegasque regulations.
- Representing builders and property owners in disputes over disruption due to construction work in Monaco and France.
- Advising and litigating on behalf of property developers on restrictions relating to upward extensions of buildings.

## Investments

- Assisting investors with real estate purchases.
- Handling disputes involving failed acquisitions/sales.
- Handling disputes involving real estate agent liability.
- Advising on the sale of buildings to developers and negotiating sales of off-plan properties.
- Advising investors on the tax implications of property acquisitions in Monaco and France.

## Property/Lease Management

- Advising real estate owning companies and private investors/families on management of their residential property assets and collection of arrears.
- Advising real estate owning companies and private investors/families on rental management of their professional and commercial assets through use of the most appropriate regime for the desired outcome.
- Assisting landlords and tenants with commercial lease disputes relating to rent reviews and evictions.

## Co-Ownership

- Advising investors in advance on the necessary steps to be taken in relation to construction projects involving co-owned buildings.
- Handling disputes between co-owners relating to building projects.
- Handling disputes involving the Syndic's liability.

## Financing

- Advising banks on the financing of major real estate projects in Monaco.

## Urban Planning & Environment

- Advising property investors on urban planning regulations and mandatory energy constraints in Monaco.





# Our law firm in Monaco

Our firm was founded in Monaco in 2009, by Christine Pasquier Ciulla, Olivier Marquet and Sophie Marquet.

We joined the CMS network in April 2017, before appointing two new partners: Stephan Pastor in 2018, followed by Raphaëlle Svara in 2019.

We provide our clients with multilingual teams, organized into seven expert teams, each specializing in a particular sector or area of law.

Our firm now has over 50 legal professionals, assisting, advising, and representing a wide range of clients including individuals and legal entities based in Monaco and around the world.

Banking  
& Finance

Business Law

Employment  
Law

Real Estate  
& Construction

Private Clients

Tax Law

Criminal Law

## Market recognition

Our firm is regularly named by international rankings among Monaco’s leading law firms:



**Spotlight**  
Chambers & Partners  
General Business Law  
(Monaco)



**Tier 1**  
Legal500  
Commercial,  
Corporate and M&A  
(Monaco)



**Band 1**  
Chambers & Partners  
High Net Worth  
(Monaco)



**Tier 1**  
Legal500  
Private Clients  
(Monaco)

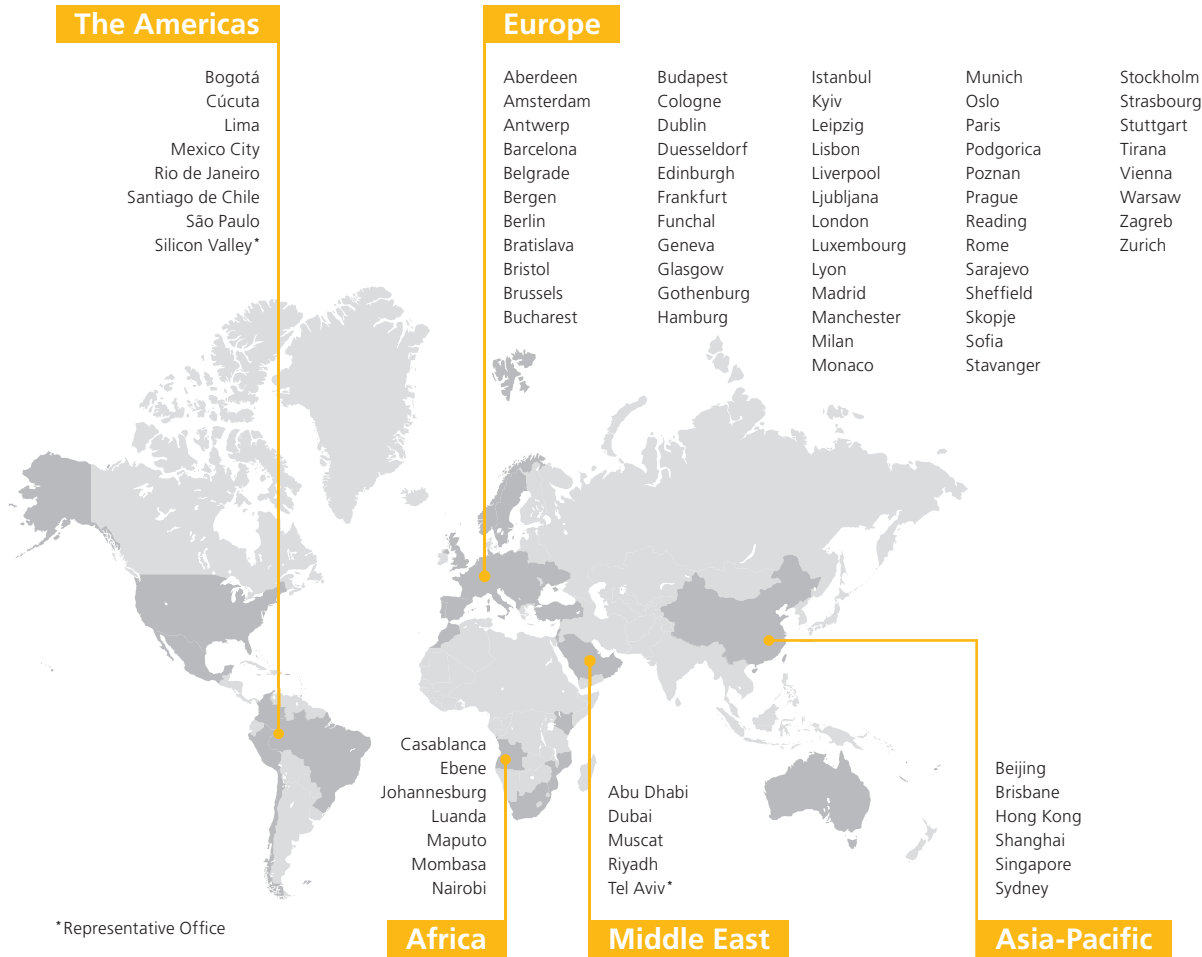


# The CMS Network

The CMS network is present in 45 countries around the world. More than 9,800 people, including 6,300 associates and 1,300 partners, provide the highest level of service to clients of all nationalities every day.

We work with a wide range of clients, both local and international, including international groups, companies in a variety of sectors, banks and financial institutions, investors and private clients.

## Our global presence





## Contact

CMS Pasquier Ciulla Marquet Pastor & Svava  
Villa des Cigognes  
17 rue Louis Aureglia  
BP 450  
98012 Monaco Cedex  
Monaco

**T** +377 97 98 42 24

**F** +377 97 98 42 25

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Avocats Associés inscrits à l'Ordre des Avocats-Défenseurs et Avocats de la Principauté de Monaco /  
Partners and lawyers registered with the Legal Bar of the Principality of Monaco : Christine Pasquier  
Ciulla | Olivier Marquet | Sophie Marquet | Stephan Pastor | Raphaëlle Svava

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## CMS locations:

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