



Serrano Alberca & Conde

An exhaustive practice of law

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Serrano Alberca & Conde

Serrano & Alberca y Conde is a firm that prides itself on the highest standards, precision and full immersion in our client's business, imagination to find innovative solutions, proven experience by its lawyers, approachability and Partners dealing directly and honestly with the client. All of the firm's lawyers have at least 25 years of professional experience, which puts them in the best position to get the right result for our clients, often using innovative solutions.

Serrano Alberca & Conde

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About us



History



Serrano Alberca & Conde was founded in 1981 by José Manuel Serrano Alberca, now its Chairman. From its very beginnings, the firm has specialised in urban development, planing and compulsory purchase, while still excelling in civil law, tax law and civil litigation and judicial review.

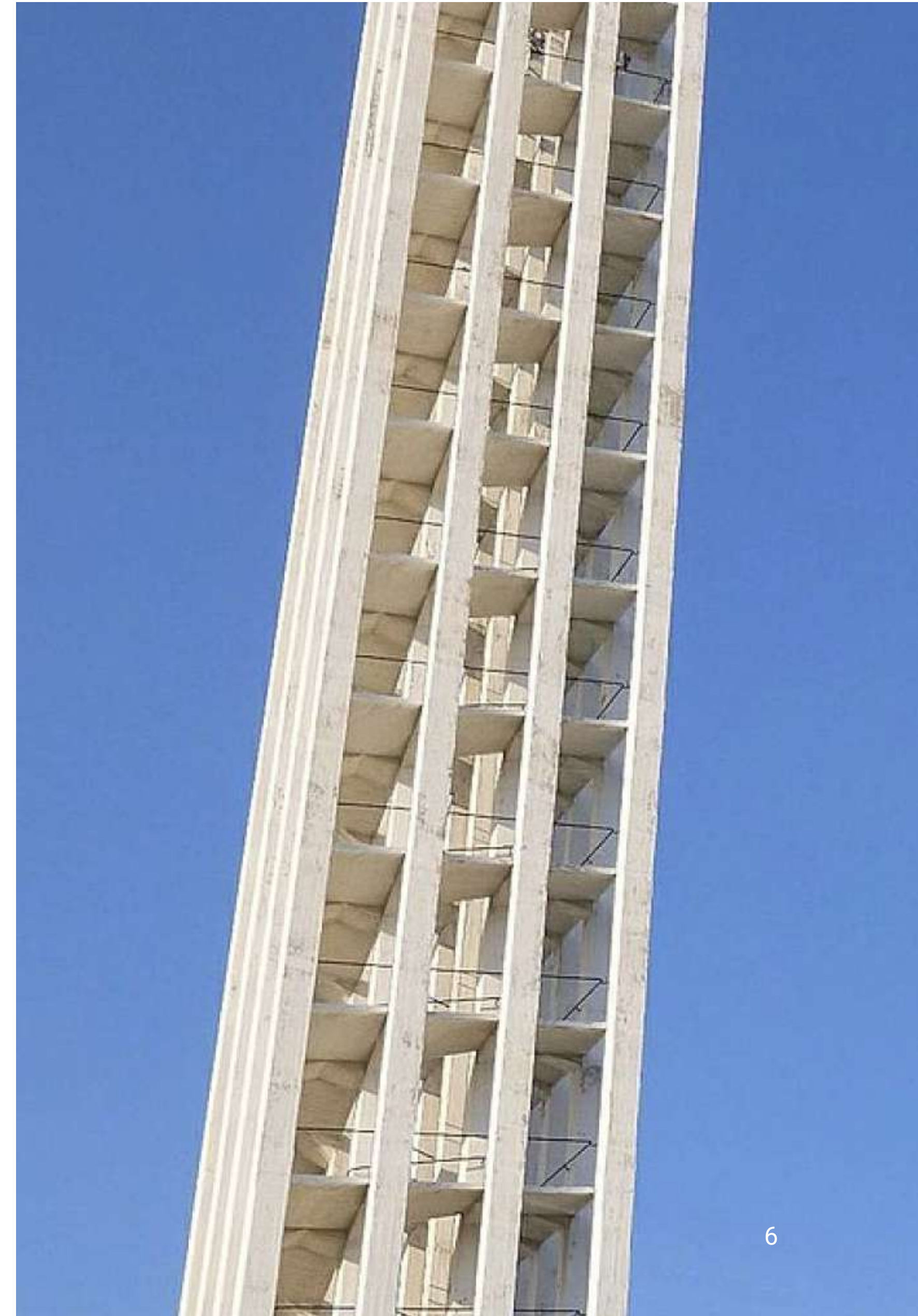
In the 1990s the firm became a benchmark in Spain for compulsory purchase following its involvement in landmark public works and compulsory purchases in Madrid and the surrounding areas, an exemplar of which was the extension of Barajas Airport.

Parallel to this, the firm has worked on urban development matters, managing the land of a great many private individuals and companies in the north of Madrid during the major urban development works in the area of the last 30 years.

In recent years, Serrano Alberca & Conde has grown its business to other areas of public, tax and civil law, particularly financial liability of public administrations, cultural heritage, foundations, succession of family businesses and estates, and real estate and construction law.

Principles

- ✓ Exhaustive and custom work on all matters
- ✓ Proven track record
- ✓ Imaginative and innovative solutions
- ✓ Professional commitment and responsibility
- ✓ Open channels of communication with the client
- ✓ Full access to partners



Method



01

The Chairman and/or Managing Partners are the first points of contact for the client.

02

A fee estimate is provided with the work plan that we prepare.

03

Each matter is entrusted to a managing lawyer, directly supervised by the Managing Partner.

04

Documentation submitted and drafted is painstakingly written and reviewed.

05

Regular updates are given in writing during the course of our work.

06

Upon its complete, a final report is provided with the outcome obtained.

Figures

+ 2.150 clients

80% of whom have been with the firm for eight years or more.

95% of success

Rate in managing projects with clients

8.300 cases

Managed, and more than EUR 500 million in rewards for its clients.

+500M €

In real state base assets to which advice is provided.

+150M €

As volume of investments related to the matters managed by the Firm on an annual average.

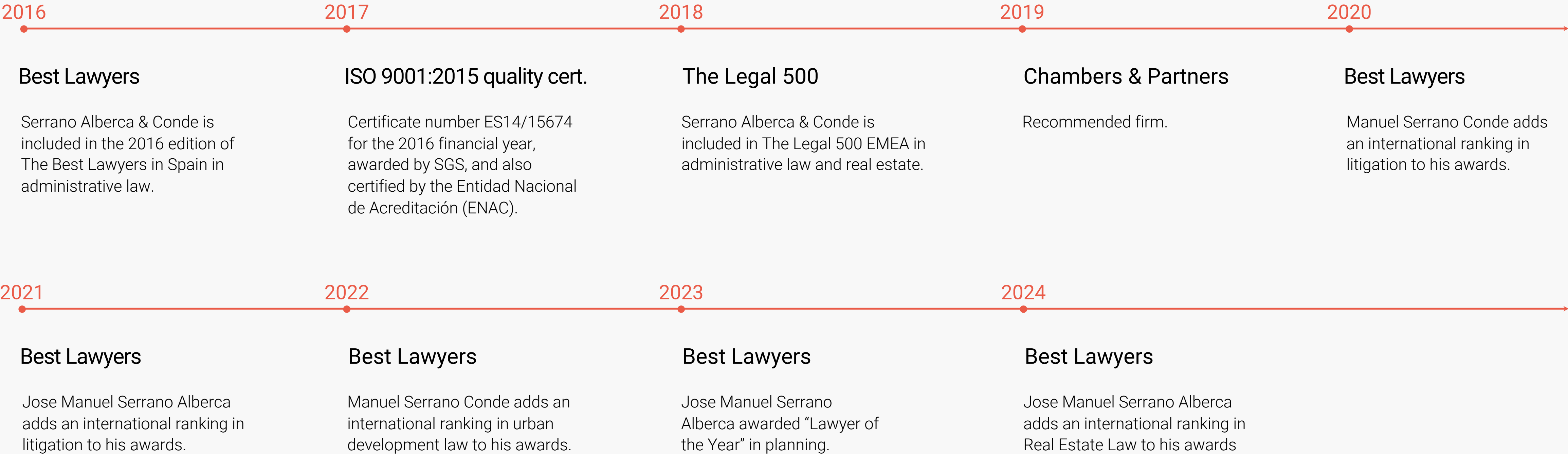
+50M €

In savings for parties subject to tax audits following the compulsory purchases relating to the M-50 and R-2 highways and Barajas Airport.

70M €

Of gift / inheritance value to which management is provided.

Our success

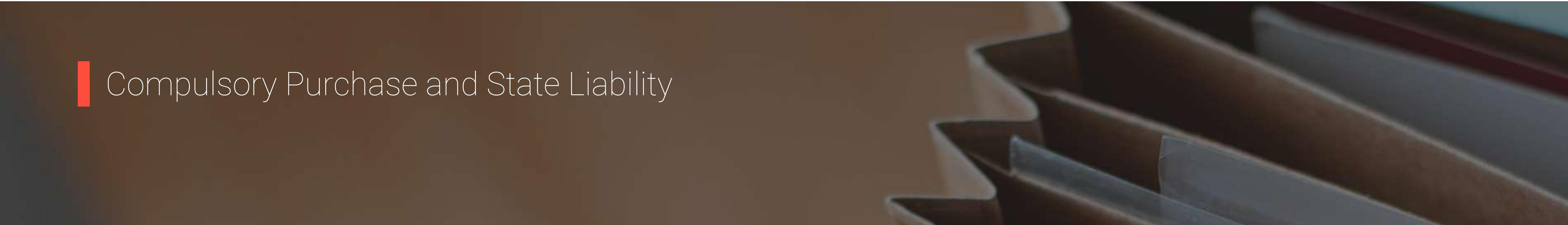


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Practice areas

Urban Development and Planning

- Concept and management of all kinds of urban planning in all stages.
- Comprehensive land management. Ad hoc changes to master plans, local plans, special plans, detailed studies and plot redivision and offsetting plans.
- Advice to individual or corporate land owners and public administrations.
- Advice to collaborating urban planning entities (management commission, urban planning boards and conservation entities).
- Real estate due diligence.
- Drafting of urban development agreements with the administration.
- Advice in declassifying land with the administration.
- Judicial review appeals on urban development matters: Challenging plans, refusing permits and licences, defending revoked planning permission.
- Advice in administrative concessions and public law.



Compulsory Purchase and State Liability

- We cover all stages of compulsory purchase, both for individuals and public organisations.
- Written submissions for public information.
- Appeals against occupation agreements.
- Drafting of preliminary occupation deeds and occupation deed for a property subject to compulsory purchase.
- Preparation of documents on appreciation of the asset or right subject to compulsory purchase to maximise the price paid out.
- Rejection of appreciation documents from the public administration or beneficiary of the compulsory purchase.
- Appeals against decisions of the compulsory purchase panel, either for reconsideration or appeal to the courts.
- Enforcement of judgments.
- Revaluation where a proposed price has expired.
- Urban development revaluations under the Spanish Land Act.
- Statutory compulsory purchase requests.
- Reversal of expropriated lands if the expropriation purpose has not been fulfilled.
- Final stage appeals on compulsory purchase.
- Financial liability claims against the state through administrative and judicial channels.



Real Estate and Construction

- Defence of property rights, claims of domain and refusal of easement rights.
- Defence of rights of possession: injunctions on retention and recovery.
- Property studies with technical investigation into legal ownership titles and historical studies into property in the cadastral and land registries.
- Advice to real estate developments in all aspects of their business: works and construction contracts, architecture, down payment and sale and purchase agreements, leases, asset contribution and breach of contract.
- Defence of claims for construction defects.



Heritage and Foundations

- Comprehensive advice in the declaration of objects of cultural interest, objects included in the cultural interest inventory and similar categories.
- Comprehensive advice in the planning and management of historical settings, archaeological areas and historical sites that have been declared of cultural interest.
- Comprehensive advice in the purchase, sale and donation of works of art, historical items and collections, archives and libraries, and their import and export.
- Comprehensive advice on incorporating and managing cultural foundations.
- Administrative and judicial reports and proceedings on succession, claims and restoration of property titles and nobility.



Civil and Commercial Law

- Company and family estate succession and restructuring.
- Comprehensive advice on inheritance, donations and property rights.
- Planning and execution of corporate restructuring (mergers, acquisitions and demergers).
- Incorporation of companies, corporate resolutions, advising on the structure of management bodies, daily management of commercial companies.
- Executor services for wills.
- Drafting of all kinds of civil and commercial contracts.
- Comprehensive advice to foreign private individuals or companies wishing to invest or establish themselves in Spain, particularly choosing and purchasing property and businesses, and the comprehensive management of the necessary administrative and financial arrangements.



Tax Law

- Large estate tax advice and planning (private individuals or companies).
- Tax planning for successions and donations.
- Design and execution of efficient tax and financial structures.
- Management of tax audits, collections and sanctions.



Litigation

- Legal management of judicial review, civil and commercial court proceedings.
- Appeals for reconsideration, Supreme Court appeals and special appeals for procedural infraction.
- Incidents in annulment proceedings.
- Appeals before the Constitutional Court.
- Appeals before the European Court of Human Rights and the European Court of Justice.

Serrano Alberca & Conde

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Team

Our lawyers



JOSE MANUEL SERRANO ALBERCA

Chairman and Founder



MANUEL SERRANO CONDE

Lawyer and Managing Partner



ALFREDO PEREZ DE ARMIÑAN Y DE LA SERNA

Of Counsel

Our lawyers



MARÍA JESÚS SERRANO CONDE

Lawyer



ROCÍO SERRANO CONDE

Lawyer

Technical Team



ANDRÉS OSORIO CHAVERRA



JOSE FELIX DIAZ MORENO



ESTEFANÍA HERRANZ RUJAS



Serrano Alberca & Conde

91 781 50 63

info@serranoalberca-conde.com

C/ Serrano, 84, 1 A

C/ Serrano, 59, 2 Izda.

C.P. 28006

Madrid

C/ Marquesa Viuda de Aldama,

4 y 6. 2ª Planta

C.P. 28100

Alcobendas (Madrid)