SQUIRE PATTON BOGGS

Edyta Dubikowska

Of Counsel

Warsaw
T +48 22 395 5526

edyta.dubikowska@squirepb.com

Languages spoken
English | Polish | Spanish



About Edyta

Edyta Dubikowska focuses her practice on real estate transactions and administrative proceedings, as well as construction and environmental matters.

Edyta has experience with various large real estate transactions in Poland, including land acquisition; land development for retail, office, industrial and housing uses; corporate structuring of transactions; leasing of commercial, industrial and office space; and restructuring transactions. She represents investors in real estate transactions, including site acquisition and disposal, construction and greenfield investments, as well as development and commercialization of office and retail projects in Poland.

Edyta also has expertise and thorough experience in handling various administrative proceedings in Poland, including advising on all matters pertaining to development and construction permits and approvals, zoning, environmental and related matters.

She works on due diligence for the acquisition of wind farm projects and transactions involving acquisition of such projects under Polish law. She provides day-to-day advice related to wind farm projects and environmental issues. She is the author of several publications regarding photovoltaics.

Experience

- Advising Tesco Poland on all aspects of acquiring, leasing, constructing and fitting out sites ranging from hypermarkets to specialty shops.
- Advising Tesco Poland on commercial premises lease agreements, tenancy agreements, sale agreements and negotiating and renegotiating real estate agreements.
- Advising the clients in amendments of zoning plans for commercial purposes.
- Day-to-day counselling on real estate issues related to everyday management of the shopping centers, including many acquisitions of real properties, construction contracts, tenant relations and administrative proceedings.
- Legal counselling on all aspects of the sale of shopping centers and fulfilment of post-closing obligations.

- Advising on the purchase of real property for the seat of a client and settlement of claims regarding former use of the real property by the client. The purchase was financed from public funds dedicated for science and education. The transaction involved, in particular, clearance of encumbrances of a securitization fund.
- Counselling various investors and developers in litigation and administrative proceedings concerning property and construction issues, including active representation before courts and administrative bodies.
- Providing day-to-day advisory services on investment and construction processes in Poland.
- Counselling on construction proceedings involving commercial centers in Poland.
- Counselling one of the leading developers in Poland during the construction process, granting land lease title and assisting with proceedings connected with the Warsaw Decree and restitution claims.
- Counselling a property developer on legal aspects of the investment process in Poland, including building law regulations, and representing the client in its relations with tenants and lessees.
- Advising investors in relation to proceedings before the Minister of Internal Affairs and Administration for property acquisition permits.
- Advising on the process of asserting claims and recovering liabilities related to abandoned real property for non-Poland-based former owners who want to recover their lost real property.
- Providing legal assistance in adaptation of real properties for the client's commercial needs, including structuring joint occupation with other tenants in the same building, sublease options, design and construction contract amendments to the tenant's requirements, administrative proceedings covering construction phases and the tenant's occupancy permissions and handover proceedings.
- Providing legal assistance on sale and leaseback of real properties used for office and production purposes for various clients active, e.g., in logistics and carpet (yarn) markets in Poland, including financing and sublease of real properties by the clients.
- Providing legal counselling on restructuring of group's operations involving a number of their production plants in Poland held under sale and leaseback agreements by the companies from the group, including sale and exercise of option rights.
- Structuring of the intra-group sale of several office buildings in Warsaw owned by a recognizable Polish-US real estate fund active in Poland, including property sale agreements, development and management contracts and lease and sublease contracts.
- Providing legal assistance on acquisition/lease/extension of lease of office premises for clients from various industry sectors in a number of Polish cities, including drafting/revisions of lease contracts and related documentation, negotiations, design and construction, collaterals and financing of projects
- Providing legal counselling concerning different aspects of lease in Poland, including performance of the lease contracts, fit-out, extension of the lease contracts, lease expenditures and collaterals.
- Providing legal counselling on real estate aspects of various transactions and the capital group (being a producer and distributor of chemicals and plastics), including transfer of production plant with associated administrative permits (pending).
- Providing legal assistance on leasing locations for ATMs and administrative proceedings concerning permission for tolls' installation.
- Representing various global and local players in the real estate market in negotiations and acquisition of undeveloped plots in Warsaw for development purposes, construction phases and agreements with purchasers.

- Assisting with property valuation contracts, desk-top reports, management contracts, development contracts, review of contracts with project managers and contractors in the fit-out process, analysis of status of real property for preemption rights and transaction permits, counselling on lease termination, etc.
- Advising investors in the renewable energy sector on due diligence of real estate designated for the construction of wind farms and acquisition of rights in a wind park projects.

Credentials

Education

- University of Lodz, Master of Laws, 2002
- University of Warsaw, J.D., 2000

Admissions

- Warsaw Bar Association, 2006

Expertise

Services

- Real Estate

Industries

- Construction & Engineering

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One of the world's strongest integrated law firms, providing insight at the point where law, business and government meet. We deliver commercially focused business solutions by combining our legal, lobbying and political capabilities and invaluable connections on the ground to a diverse mix of clients, from long-established leading corporations to emerging businesses, startup visionaries and sovereign nations. More than 1,500 lawyers in over 40 offices across four continents provide unrivaled access to expertise.