



## Jan Šplíchal

Associate

Jan specialises in real estate law, construction law, and contract law.

In the field of real estate, he was involved in numerous transactions covering both sales and purchases of real estate as well as companies owning immovable properties in the Czech Republic, with the subject of the transactions being primarily land for development, apartment buildings, and office buildings. Jan has developed substantial experience in performing comprehensive due diligence investigations of projects and project companies. He has provided legal advice in connection with negotiations concerning leasehold arrangements, specially to landlords and tenants in shopping centres and to owners of apartment buildings, non-residential premises and other immovable properties. He also provided legal services to private individuals in connection with their acquisition of apartments, houses and holiday homes.

In the field of construction law, he advised clients in connection with the construction of commercial properties such as offices and retail and service establishments, apartment buildings, and complexes of houses.

Before joining Havel & Partners in 2022, Jan worked as a legal assistant in several Czech law firms, and after graduation for almost five years as an articling clerk and attorney in a medium-sized law firm specialising in real estate law, transactions, and commercial and contract law.

### Projects

- participation in drafting and negotiating complex contractual documentation for the acquisition of, and entry of investors into, a development project worth CZK 1 billion
- performing a series of due diligence investigations of immovable properties for the purpose of their acquisition and subsequent development, including analyses of administrative decisions, opinions and related documents, and also numerous due diligence investigations in connection with the acquisition of functioning retail parks
- advising on an acquisition, termination of existing leases, and subsequent reconstruction of an apartment building in downtown Prague worth over CZK 200 million
- drafting numerous agreements on the establishment of easements and the rights of superficies, including non-standard and highly individualised easements
- drafting a number of lease agreements for an owner of a shopping mall; advising tenants
- participation in drafting and negotiating a contract for work relating to the installation of a photovoltaic compound in Hungary
- advising a client in connection with removal of a third party's structure from the client's land plot
- advising and representing clients in litigations concerning payment of rent and removal of tenants after the end of the lease term
- participation in drafting a contract for the management of a chateau and adjacent land
- drafting complete documentation for client concerning the sale of apartments, non-residential units, and houses in numerous development projects

### Membership in professional associations

Czech Bar Association

### Languages

Czech, English

### Education

Charles University, Faculty of Law, Prague (2017), Mgr. (Master of Laws)

---

**E:** [jan.splichal@havelpartners.cz](mailto:jan.splichal@havelpartners.cz)

**T:** +420 255 000 992