

WARSAW

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Services

Financial Services

Receiverships, Real Estate
Owned and Loan Portfolio
Acquisitions & Dispositions

International

Poland

Real Estate

Commercial Real Estate Finance
Corporate Real Estate
Leasing
Real Estate Acquisition and
Disposition
Real Estate Development

Industries

Financial Institutions

Education

Jagiellonian University, Master of
Law, 1997

Languages

English

Polish



Wojciech S. Langowski

Principal

Wojciech Langowski is a Polish licensed legal advisor (radca prawny). He specializes primarily in real estate but his practice covers corporate and commercial matters as well. His experience includes advising on acquisition and sale of property, leases and all property development related issues.

Having been involved in approximately 120 diverse property-related projects, Wojciech has extensive experience in counseling all kinds of players regarding the real estate market in various transactions and development projects, including quite unique and complex ones like takeovers of ongoing development projects or distressed property. That experience gives him the ability to provide clients with comprehensive advice based on expertise of all the intricacies of real estate legal issues combined with a practical understanding of a client's objectives and possible approaches for achieving them in the Polish legal environment.

Recently his practice has focused on commercialization of shopping malls and distribution center projects. In addition, he is well acquainted with day-to-day legal service on behalf of large international companies including all kinds of civil law contracts and corporate actions. He frequently writes about issues relating to real property, commercial and corporate law.

Representative Matters

Retail Operator Real Estate

Representing client during its expansion of supermarket chain in Poland. Services included due diligence, representation in site acquisitions and leases, advised on zoning issues, administrative proceedings, construction and design contracts.

Wojciech S. Langowski

Office Building Operator Acquisition and Sale of Property

Advised client on several office building acquisitions in Warsaw, including due diligence, drafting, and negotiations.

Shopping Center Developer Acquisition and Sale of Property

Represented client regarding several distressed property acquisitions (including resuming of abandoned construction or site redevelopment), plus due diligence, structuring of transactions and negotiations.

Shopping Center Operator Leasing

Represented client during several shopping center commercialization projects—drafted lease documentation and negotiated contracts with many international and local leading retail tenants.

Retail Operator Leasing

Negotiated the largest build-to-suit distribution center lease in Poland for international supermarket operator.

Wholesale Company Leasing

Negotiated the largest distribution center lease renewal in Poland for international wholesaler with parallel lease negotiations with several alternative landlords.

Office Building Developer Acquisition and Sale of Property

Represented the seller of one of the largest office building development projects in Warsaw.

Professional Activities

Warsaw District Bar of Legal Counsels

Civic, Cultural & Social Activities

Polish-India Business Council, Co-founder and Legal Counsel

Speeches

Nowelizacja prawa budowlanego oraz nowe przepisy o planowaniu i zagospodarowaniu przestrzennym," (Co-presenter Andrzej Chelchowski), Studium Europejskie, Warszawa, 27-28 June 2003 r.

Publications

Books

"Indos wekslowy," Zakamycze, Kraków 1998

Articles

"Dopuszczalny zakres zmian pozwolenia na budowe," Wojtek Langowski (co-author with Julia Kulikowska), PMR Construction Insight No. 8, 3 Aug. 2017

Wojciech S. Langowski

- "Inwestycja owiana tajemnic ,” opinion to the article, Rzeczpospolita, 6 April 2009
- "Wpisz roszczenie do ksi gi wieczystej,” Rzeczpospolita, 24 November 2008
- "Tajemnice u ytkowania wieczystego,” portal money.pl, 18 May 2007
- "Pod presj ceny,” (Co-author Aleksandra Jach), Facility Manager, no. 2, April 2007 "Drogowe spółki specjalnego przeznaczenia,” (Co-author Karolina Szewczykowska), Polish Construction Review, Number 1 (70), January 2007
- "Usidli PUM- ,” (Co-author Dr. Konrad Marciniuk), Eurobuild, April 2006
- "Wa ne dobre s siedztwo, uzbrojenie i dwa inne warunki,” (Co-author Katarzyna Langowska), Gazeta Prawna no. 73/2005, 14 April 2005
- "Nowe przepisy maj ułatwi inwestycje budowlane w gminie,” (Co-author Katarzyna Langowska), Gazeta Prawna no. 64/2005, 01 April 2005
- "Ułatwienia w budowie przył czy,” (Co-author Katarzyna Langowska), Gazeta Prawna nr 59/2005, 24 March 2005
- "Projektowana nowelizacja prawa budowlanego,” Polish Construction Review, No. 3 (48), March 2005
- "Transport w Unii,” (Co-author Katarzyna Langowska), Poradnik Gazety Prawnej, nr 45/2004 z dnia 07 December 2004
- "Regulacja zamówie publicznych w prawie Unii, Poradnik Gazety Prawnej, no. 34/2004, 14 September 2004
- "Europejskie prawo spółek,” Poradnik Gazety Prawnej, no. 24/2004, 29 June 2004
- "Swoboda przepływu kapitału,” Poradnik Gazety Prawnej, no. 10/2004 09 March 2004 r.
- "Guarding against dead beat debtors,” Warsaw Business Journal, February 2004
- "Usługi finansowe w Unii,” Poradnik Gazety Prawnej, no. 30/2004, 17 August 2004 r.
- "The role of the notary in Poland,” British Chamber of Commerce (www.bpcc.org.pl) 20 May 2003
- "Nowe prawo upadło ciowe i naprawcze,” (Co-author Marcin Jakubaszek), Poradnik Gazety Prawnej, nr 36 (322), 30 September - 6 October 2003 r.
- "Swobodny przepływ towarów—Istota i podstawy prawne,” Poradnik Gazety Prawnej, nr 48/2003, 23 December 2003
- "The New Outline Planning Act,” (Co-author Konrad Marciniuk), Polish Construction Review nr 2003/3
- "Real Minefield,” (Co-author Konrad Marciniuk), British Chamber of Commerce (www.bpcc.org.pl) 14 February 2003
- "Nowa ustawa o planowaniu i zagospodarowaniu przestrzennym,” Polish Construction Review, nr 3 (24) March 2003
- "Obci enia finansowe nieruchomo ci,” (Co-author Andrzej Chelchowski), Poradnik Gazety Prawnej, nr 42 (276) rok VIII, 15-21 October 2002 r.

Wojciech S. Langowski

"Obowiązki i ograniczenia użytkownika. Użytkowanie wieczyste nieruchomości (1)," (Co-author Andrzej Chelchowski), Gazeta Prawna, nr 98 (703), 22 May 2002 r.

"Perpetual usufruct," artykuł dla portalu internetowego British Chamber of Commerce (www.bpcc.org.pl) 27-12-2002

"Obrot wierzytelnościami," Poradnik Gazety Prawnej, nr 49 (283) rok VIII, 3-9 December 2002 r.

"Użytkowanie wieczyste nieruchomości—Roszczenia stron po rozwiązaniu umowy," (Co-author Andrzej Chelchowski), Gazeta Prawna nr 2002/107

"Użytkowanie wieczyste nieruchomości—Korzystanie z nieruchomości w sposób sprzeczny z umową," (Co-author Andrzej Chelchowski), Gazeta Prawna nr 2002/105

"Najem lokali użytkowych," (Co-author Marcin Jakubaszek), Gazeta Prawna 2002-28, Dodatek specjalny

"Jak postępować, gdy kontrahent nie wykonuje umowy?" Poradnik Gazety Prawnej, nr 25 (259) rok VIII, 18-24 June 2002 r.

"Elektroniczna księga wieczysta," Eurobuild Europe nr 2002/4

"Metody na dłużników," wydanie specjalne Poradnika Gazety Prawnej nr 2001/11

"Najem lokali użytkowych," (Co-author Marcin Jakubaszek), Poradnik Gazety Prawnej, nr 40 (222) rok VII, 2-8 October 2001

"Skuteczne metody zabezpieczenia wierzytelności," Poradnik Gazety Prawnej, nr 38 (220) rok VII, 18-24 September 2001 r.

"Jak rozwinąć swoją działalność w formie spółki z o.o.," (Co-authors Marcin Jakubaszek and Marcin Rakowski), Gazeta Prawna Aktualności nr 2001/3

"Nowa spółka z o.o.," (Co-authors Marcin Jakubaszek and Marcin Rakowski), Poradnik Gazety Prawnej, nr 2 (184) rok VII, 9-15 January 2001 r.

"Klauzula domicylu w prawie wekslowym," Przegląd Prawa Handlowego, October 1999 r.