



Stéphanie JUAN

Partner Avocat, Member of the Luxembourg Bar, 2014 PhD in Public Law
Real Estate, Zoning & Environment

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Bar Admission(s): Avocat, Member of the Luxembourg Bar, 2014
PhD in Public Law

Speaks: Speaks English and French

Associations: Stéphanie is an elected member of the Executive Board of LuxReal, the Real Estate Association of Luxembourg, a.s.b.l. She is also a member of the Luxembourg Environmental Law Association and represents MOLITOR at the legal group of the British Chamber of Commerce for Luxembourg.

EXPERTISE

Stéphanie has been a member of the Real Estate practice since she joined the firm in September 2006. She advises real estate investors, asset and property managers, developers and operators of commercial property business, owners (private individuals and corporate entities) of lands and properties as well as public authorities across all aspects of Real Estate, Zoning and Environment. Her expertise includes: advising on all aspects of leasing, purchase and sale of land and real estate property including performing due diligence, drafting and negotiating of contracts and required documentation related to real estate transactions, including commercial, office and residential leases, facility management agreements and sale undertakings as well as providing legal assistance with respect to joint ownership property law and urban development law.

RECOMMENDATIONS & LISTINGS

The Legal 500 EMEA 2014, 2015 and 2016 ranked Stéphanie for her expertise in Real Estate and environmental matters.

"The 'excellent' Stéphanie Juan is 'a real specialist in environmental matters'." (Legal 500 EMEA 2016).

EDUCATION

2013 University of Luxembourg (Complementary Course in Luxembourg Law)

2004 University of Metz, France (PhD in Public Law)

2000 University of Metz, France (Law School, DEA, Masters degree in Private and Public Litigation Law)

1999 University of Metz, France (Law School, Masters degree in Private Law)

1998 University of Metz, France (Law School, Licence in Private Law)

1997 University of Metz, France (Law School, Masters degree in Law)

TRANSACTIONS

CONSTRUCTION OF A NEW TOP BRAND HOTEL

MOLITOR issued a legal advice to a client summarising the rules regarding common walls under Luxembourg law and detailing its rights and duties with respect to the performance and the costs of insulation and asbestos-removal works in the context of the construction of a new top brand hotel in the business district of Luxembourg City.

DAY-TO-DAY ASSISTANCE TO INVESTMENT MANAGEMENT COMPANY

MOLITOR were retained by a leading international investment management company specialising in open-ended real estate funds for private and institutional investors with “non-acquisitional/dispositional” day-to-day real estate-related legal matters in relation to its real estate portfolio in Luxembourg. MOLITOR issued legal advice, drafted/reviewed/negotiated lease agreements and their amendments, project-monitoring contracts, property-management contracts, architectural agreements and other real estate-related contracts and represented the client in litigation.

DUE DILIGENCE

MOLITOR have been recommended to the client by the Belgian law firm. The client intended to sell the shares he held in a Belgian commercial company, which has several branches in Europe and one in Luxembourg. The Luxembourg branch performs some commercial activities in Luxembourg through several shops located in the centre of Luxembourg and in shopping centres. MOLITOR performed a due diligence and drafted a due diligence report on documents involving the Luxembourg branch and concerning corporate, real estate, environmental, commercial, IP-IT and labour matters.

ENVIRONMENTAL RESPONSIBILITY

MOLITOR were requested to assist the sole Dutch shareholder of a Dutch subsidiary that indirectly owned a huge and high-profile real estate development in the south of Luxembourg by performing a due diligence of all the real estate documentation. A due diligence vendor report of more than 400 pages was issued including summaries of the main provisions of all the documents and potential remedies.

ENVIRONMENTAL RESPONSIBILITY

MOLITOR issued a very wide-ranging legal advice regarding potential environmental responsibilities in relation to oil pollution of the soil. The advice summarised all potential clean-up obligations of the client and analysed whether the client and/or its mother company, which bought the relevant plant 9 years ago from a major tyre company, could bring an action against the seller.

PURCHASE OF A TOP BRAND HOTEL

MOLITOR was recommended to a top tier Spanish law firm acting in the acquisition of a hotel, part of a top brand hotel chain. MOLITOR was retained to assist the buyer in the due diligence, the acquisition negotiations and the acquisition contractual documentation. Deal value: 22 million euro

SALE OF A LUXCO OWNING A LUXURY HOTEL

Some years ago, MOLITOR assisted one of its clients with the creation of a Luxembourg luxury city hotel in the context of buying and leasing several adjacent properties. The client then decided to sell its sole Luxembourg subsidiary which indirectly held the hotel and restaurants, in order to be able to reimburse some bank loans, and engaged MOLITOR as counsel. MOLITOR organised and managed a physical data room in its premises, negotiated with the purchaser, the bank, the landlords and the Luxembourg company in charge of the management of the whole property on all the legal documentation to be prepared for the closing. MOLITOR also drafted/reviewed all this documentation including the share purchase agreement and the agreements by which the bank had waived all its rights against the client.

SALE OF PROPERTY TO BE BUILT

MOLITOR are assisting a Luxembourg company, a subsidiary of a well-established Belgian property developer, with all real estate legal matters arising from the construction of a real estate project in Luxembourg including commercial/office and residential surfaces. MOLITOR reviewed the draft sale undertaking and the draft notarial deed of sale, then drafted a template of a “reservation contract” and the contract with the project owner relating to the construction of the property.

VIRTUAL DATA-ROOM

MOLITOR assisted a Luxembourg company with two Luxembourg subsidiaries re the sale of a high-quality care home. A virtual data room was set up and managed in MOLITOR’s office including all legal documentation and drafting and negotiating of the share purchase agreement relating to one of the two subsidiaries and a new commercial lease agreement to be executed by the buyer as tenant and the unsold subsidiary as landlord. Just before the closing date, the client decided to restructure its corporate group by setting up a new Luxembourg company and merging the two subsidiaries. MOLITOR drafted all the legal (corporate and banking) documentation for this restructuring and dealt with all the administrative formalities.