

REAL ESTATE LITIGATION



WE ARE RANKED **BAND 2** BY CHAMBERS AND PARTNERS REAL ESTATE LITIGATION 2026, WHICH REFLECTS THE EXCELLENCE AND PROMINENCE OF OUR PRACTICE IN THE MARKET. WE ADVISE AND REPRESENT CLIENTS IN LITIGATION AND PREVENTIVE MATTERS ACROSS A WIDE RANGE OF REAL ESTATE DISPUTES. WE APPEAR BEFORE STATE AND SUPERIOR COURTS, ADMINISTRATIVE AUTHORITIES AND REGULATORY AGENCIES. WE ALSO TAKE AN ACTIVE PART IN ARBITRATION PROCEEDINGS AND ASSIST IN PRELIMINARY DISCUSSIONS TO PREVENT CONFLICTS OR REDUCE THEIR IMPACT.

We draw on specialized expertise from every practice area at Machado Meyer, including real estate, so we can develop sound conflict management and resolution strategies. What sets us apart is our lawyers' high level of specialization. It allows us to deliver creative and innovative solutions across a variety of dispute scenarios. We do more than solve problems as they arise: we also prevent them from recurring and reduce their future impact.

We are also recognized for our work in international litigation and for our broad network of relationships with leading law firms in many countries. This allows us to act decisively in disputes involving multiple jurisdictions.

OUR PRACTICE COVERS THE FOLLOWING AREAS

PREVENTIVE

- Strategic management of disputes at the pre-litigation stage.
- Analysis of creative alternatives to prevent disputes from arising or, when a dispute is unavoidable, to position our clients advantageously for litigation.
- Acting as mediators and conciliators in real estate disputes.
- Review of contractual provisions in M&A, *private equity* and similar transactions, so that the provisions are effective if a dispute arises.

LITIGATION

- Speed, technical knowledge and strategy to conduct litigation in the way that is most effective for the client.
- Extensive experience in real estate business covering every type of transaction in the sector, such as acquisitions of rural or urban properties, structured transactions, leases, *built to suit*, *sale and leaseback* and real estate collateral.

We handle strategic lawsuits throughout Brazil, including:

Lease renewal and rent review actions;

Eviction actions;

Actions to protect possession and ownership: adverse possession (*usucapião*), specific performance for transfer of title (*adjudicação compulsória*), actions to obtain possession (*imissão na posse*), expropriation, termination of co-ownership, repossession and maintenance of possession, and prohibitory injunctions to protect possession (*interdito proibitório*);

Actions involving construction defects;

Actions related to judicial auctions;

Arbitrations involving large real estate developments.

Chambers
AND PARTNERS

2026
Industries and Sectors
Third Sector
Band 3