Pérez-Llorca



Rafael Pastor Beneyto

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Profile

Rafael joined Pérez-Llorca in 2024. Prior to this, he worked in the Public Law department of a prestigious international firm and at a renowned Spanish firm specialised in urban planning law.

Studies:

- 2022 — Master's degree in Business Administration- MBA, Real Estate, Real Estate Business School.
- 2020 — Executive Master's degree in Land Planning and Zoning, CEU IAM Business School, Fundación Universitaria San Pablo CEU (Madrid).
- 2018 — Master's degree for Access to the Legal Profession, Universidad de Alicante.
- 2016 — Degree in Law, Universidad de Alicante.

He speaks Spanish, English and Catalan.

Experience

Rafael provides advice in Pérez-Llorca's land planning, environment, infrastructure and construction department. He advises Spanish and international companies, investment funds, public administrations and land planning entities, with a focus on:

- Drafting, processing, analysis and interpretation of general and development planning instruments (i.e. General Urban Development Plans, Partial Plans, Special Plans and Detailed Studies).
- Drawing up and drafting the statutes of collaborating entities and their incorporation (e.g. compensation committees and urban conversation entities), as well as drafting and analysis of re-plotting projects.
- Processing and obtaining authorisations (e.g. licences and sworn statements) for executing and starting up projects and advising on procedures to restore land planning legality.
- Drafting, negotiating and interpreting land planning and management agreements.
- Drafting due diligence reports on the purchase of land and plots of land in any land planning situation and real estate assets (detection of contingencies, analysis of applicable land planning parameters, strategy planning, etc.) and drafting reports on land planning matters.

- Litigation in both administrative and contentious-administrative proceedings regarding land planning and environmental matters.

Academic and publishing collaborations

In the academic field, Rafael is a lecturer on the Urban Planning Law course, which is part of the Master's Degree in Real Estate Management at the Fundación Escuela de Edificación.

Rafael is also a regular contributor to specialist publications such as El Consultor de los Ayuntamientos and Revista de Urbanismo y Edificación. His recent publications include:

- ¿Cómo afecta al COLIVING las nuevas normas urbanísticas de Madrid? – Real Estate Business School, 2023.
- El derecho de realojo en las actuaciones sistemáticas no expropiatorias en la Comunidad de Madrid – Revista de Urbanismo y Edificación, No. 50, Thomson Reuters Aranzadi, 2023.
- Principales novedades de la Ley Ómnibus de la Comunidad de Madrid en materia de urbanismo y ordenación del territorio – El Consultor de los Ayuntamientos, No. 9, Sección Urbanismo y medio ambiente, Wolters Kluwer, 2022.

Professional organisations

The Madrid Bar Association (ICAM).

Awards and Recognition

- Best Lawyers®: Real Estate Law. Ones to Watch in Spain™ 2027