



Vanessa Boato

Partner

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OVERVIEW

Vanessa Boato is a partner in the firm's Real Estate practice. Her practice is focused on administrative/town planning/public procurements-related transactions as well as in litigation before Administrative Courts and arbitration boards. She advises both national and international private companies, real estate funds, public bodies and joint enterprises. She offers advice on real estate transactions (asset deals, share deals, development agreements) with reference to administrative law aspects (town planning and construction law, public agreements, commercial authorizations, environmental, energy and social housing) in order to set the most efficient town planning solutions for developing, selling or acquiring real estate assets, as well. Moreover, she has worked on drafting general town planning schemes, implementing plans and town planning agreements. She also offers advice on global government solutions, commercial transactions and outsourcing, healthcare, food industry and corporate M&A.

Vanessa is the head of the Italian Women In the Profession Committee, the firm's international project promoting the empowerment of women leadership and a more inclusive culture.

PROFESSIONAL BACKGROUND

Prior to joining the firm, Vanessa worked for the town planning department of various Italian and international law firms. Between 2001 and 2003 she was an Honorary Judge at the third criminal department of the Milan Court. Vanessa graduated in 2000 from the University of Milan School of Law and was admitted to the Bar of Milan in 2003.

ACHIEVEMENTS

- Recognised by *Chambers Europe* for Public Law: Zoning & Planning in Italy, 2023-2026
- Recognised in *The Best Lawyers in Italy*TM for Real Estate Law, 2025
- Ranked by *MilanoFinanza* in "The Best Lawyers and the Best Corporate Firms 2020" as a "Selected Lawyer" for Real Estate and Public Law

SPEAKING ENGAGEMENTS

- 21 October 2025, Vanessa Boato participated as a speaker during the conference on Social Housing organized by AGIDI.
- Speaker, "[The regulatory evolution of asset class alternatives](#)", Assoimmobiliare, 18 June 2025
- Speaker, "[Hospitality and Leisure: The Experiential Side of Real Estate](#)," Monitorimmobiliare, 20 February 2025
- 18 February 2025, Vanessa Boato participated as a speaker during the conference on hotel real estate sector organized by AGIDI.
- 16 October 2024, during the RE ITALY Meeting organised by Monitorimmobiliare, Vanessa Boato participated as a speaker of the panel "The procurement code - the public-private partnership".
- 18 July 2024, during a webinar organized by Il Quotidiano Immobiliare, Vanessa Boato took part as a speaker in the panel "Managing risks associated with real estate development".
- 18 October 2023, Vanessa Boato participated as a speaker during the conference on Assisted Living Residences organized by AGIDI.
- 4 April 2023, Vanessa Boato participated as a speaker during the conference "Asset Repositioning e Repurposing" organized by a leading global real estate services firm on the topic of "Implementation of ESG criteria for real estate assets".
- 9 February 2023, Vanessa Boato participated as a speaker during the conference "Student Housing and contract management" organized by AGIDI.
- 26 January 2023, during the RE ITALY Winter forum organised by Monitorimmobiliare, Vanessa Boato participated as moderator of the panel "The New Non-Performing Loans phase".
- 19 January 2022, during the RE ITALY Winter forum organised by Monitorimmobiliare, Vanessa Boato participated as moderator of the panel "Real estate funds' 2022 strategy".
- 14 October 2021, during the RE ITALY Meeting organised by Monitorimmobiliare, Vanessa Boato participated as moderator of the panel "Student Housing: a new space design".
- 24 June 2021, Vanessa Boato participated as a speaker of the panel "Retail as an important driver in urban regeneration projects", organized by Assoimmobiliare.
- 10 June 2021, Vanessa Boato participated as a speaker of the panel "The public private partnership in the realization of public works and social infrastructure" during the event "Infrastructure, Investment and Urban Regeneration" organized by AGIDI.
- 12 April 2021, Vanessa Boato participated as a speaker during the event "Student Housing and Senior Living" organized by AGIDI.

EDUCATION

- J.D., University of Milan Law School (Italy), 2000 (*Administrative Law concentration*)

ADMISSIONS

- Italian Court of Cassation
- Milan Bar

LANGUAGES

- English
- Italian

THOUGHT LEADERSHIP POWERED BY HUB

- 29 July 2022, European Collaboration featuring Vanessa Boato
- 20 January 2022, RE ITALY Winter Forum 2022: Real Estate Funds Strategies in 2022
- 15 October 2021, RE ITALY Meeting 2021: Student Housing - Redesigning Spaces

OTHER PUBLICATIONS

- Publications on several journals of administrative law
- Co-author of the data bank "C.T.U. Banca dati del consulente tecnico" Maggioli editore, Rimini, 2006, which is part of the "Omni@Edilizia", Maggioli editori, Rimini 2009

NEWS & EVENTS

- 19 March 2026, K&L Gates Ranked in Chambers Guides Across European Regions
- 20 March 2025, K&L Gates Ranked in Chambers Guides Across European Regions
- 10 March 2025, K&L Gates Advises Invel on €111.2 Million Bond Issue to Finance Redevelopment of Hotel Majestic in Rome
- 14 March 2024, K&L Gates Ranked in 2024 *Chambers Europe* Guide
- 22 June 2023, Nearly 50 K&L Gates Lawyers Throughout Europe Recognized in 2024 Best Lawyers, Ones to Watch Editions
- 16 March 2023, K&L Gates Recognized in 2023 *Chambers Europe* Guide

- 21 February 2019, K&L Gates Names 24 New Partners Across Four Continents

AREAS OF FOCUS

- Real Estate
- Land Use, Planning, and Zoning

INDUSTRIES

- Life Sciences
- Logistics and Warehousing
- Transportation and Logistics

REPRESENTATIVE EXPERIENCE

- Assisted an independent real estate investment and asset manager in financing a €111.2 million bond issue for the development and redevelopment of the former Hotel Majestic in Rome. The 87-room property will be managed by Starwood Hotels and repositioned as the five-star Baccarat Hotel Rome.
- Assisted an investment management firm on the business and food and beverage supply activities to be performed in the real estate located in Rome.
- Assisted our client, a retail company, in view of the potential sale of a Shopping Centre located in Sicily.
- Assisted the client, a captive investment and asset manager for real estate, in connection to the acquisition of a logistic park in Lombardy with Town Planning, building and environmental issues.
- Assisted the client, a global investment management firm, with in the acquisition of a property in Milan. The advice includes the town planning and building aspects, the relationship with the competent Authorities, the potential impact of the new anti-Covid-19 provisions of law on the pending administrative proceedings, the tax aspects.
- Advised the Client - acting on behalf of a real estate fund - in connection with the development of a wide area located in Marche Region for the realization of a residential real estate complex, including a complex which shall provide, among others, services for senior citizens and other categories of people (so called "Residenza Sanitaria Assistita – RSA").
- Assisted a real estate fund management company, in connection with town planning aspects for the acquisition, by a fund managed by it, of a real estate complex composed of 6 buildings for office use destination, located in Rome.
- Assisted a company that provides real estate financing services on the drafting of a memorandum, related to the revision of certain documents such as title deeds and planning permissions.

- Assisted the client, a German banking group, on behalf of a parent company in the purchase of a real estate property in Milan for office use. Our advisory included the preliminary analysis of the town planning, building, environmental, fitness for use and fire prevention aspects, the change of destination of use, the identification of the proceedings aimed at the regularization of specific aspects of the building.
- Assisted the client, the largest co-living company in Europe, in relation to the project having as object 3 real estate buildings used as Student Residence, located in Turin and in Milan.
- Assisted the client, the largest co-living company in Europe, with legal assistance concerning the issues related to the development projects of properties to be used as residences, including the property to be built in Milan.
- Assisted the client, a real estate investment management company, in the context of the participation to the public auction for the acquisition of a strategic building owned by the Municipality of Milan, negotiation and drafting of the sale and purchase agreement after the conclusion of the public auction.
- Assisted the client, a leading global investment banking, in the drafting of a legal opinion, concerning town planning and tax aspects related to a luxury residential building owned by the client located in Milan.
- Assisted the client, a real estate investment management company, in the context of the acquisition by a primary regulated entity invested by the client of a real estate asset located in a strategic street in Turin.
- Assisted the client, the largest co-living company in Europe, on the redevelopment of seven real estate properties used as “student accommodations”, located in Bologna, Parma, Como, Trieste and Siena. In particular, we have provided the client with legal assistance concerning urban planning issues.
- Assisted the client, an Italian manufacturer of Italian lifting appendix, with legal support in the context of several public tender procedures for the supply of specific components necessary for the realization and the functioning of the railway infrastructures of a company of the National Railway Group.
- Acting on behalf of an international real estate investment fund, in the purchase of an entire real estate complex located in Milan, subject to the verification of some conditions precedent.
- Assistance to an Italian cancer center, one of the best in Europe, on the main contractual aspects related to the development of an innovative proton-based therapy project together with a medical technology company based in Belgium, the value of the investment is estimated at €40 million for the first three years. We assisted the client in several aspects of the project including the procedure for the selection of the contractor, the drafting of the contract and the possible selection of the contractor.
- Assisting a developer and investor in purpose-built student accommodation facilities regarding the development and refurbishment of a building complex, within the framework of a “Reinventing Cities” tender competition for the acquisition of the asset and the further development steps.
- Assisted a pan-European developer active in the construction of student accommodations in the development of a student residence in the center of Bologna in the 'Bolognina' district.

- Assisted a leading Italian asset management company in connection with the development of a wide area in Rome for the realization of a residential real estate complex. Included both “social housing” and residential units to be sold or rented in the free market.
- Assisted the client, a developer of and investor in Purpose Built Student Accommodation, in the preliminary development phase regarding a building complex located in the Municipality of Pavia that requires a thorough assessment of the actual and potential constraints in order to settle in a purpose-built student housing facility, also considering that the general zoning plan is undergoing a full variation procedure.
- Assisted the client, acting on behalf of a real estate fund, in connection with the completion of a project involving the development of the new headquarter for a major multinational corporation, in particular in relations with public authorities regarding the final activities to be carried out for the purpose of operating the building.
- Assistance to the client, a global real estate investment manager, for town planning aspects in relation to the acquisition and development of a logistic hub in the Province of Cuneo (Italy). The activity revolves around the advising and dealing of the town planning, zoning, building and environmental potential issues arisen during the ongoing due diligence on the real estate assets involved.
- Assisted the client, one of the largest co-living companies in Europe, on negotiating a preliminary lease agreement for a property located in Udine to be used as a student residence.
- Ongoing assistance on behalf of a real estate fund in connection with the development of an owned real estate asset in Salò for the realization of a senior living project, with particular reference to the town planning analysis and during the administrative procedure due for the update of the town planning agreement and acquisition of the necessary building titles.
- Providing ongoing assistance to a client, one of Europe's largest co-living companies, in negotiating a preliminary lease agreement for two properties, one in Reggio Emilia and the other in Turin, which are intended for use as student residences.