

Name of university, Name of faculty: Trnava University
Faculty of Law

INFORMATION SHEET OF THE SUBJECT

Code: YNOPm012		Name: Real Estate Business	
Cover: Institute of Clinical Legal Education			
Type of educational activity: Lecture, Practise		Number of credits: 3	Recommended semester: WT
Scope of educational activity (in hours): Weekly: 0/2 For term of study: ZS 46/,24			Study grade: Master
Method of educational activity: Combined			
Underlie subjects:			
Conditions for passing the course: Method of evaluation: Completion by a continuing assessment Continuous evaluation: The subject is completed by an interim evaluation, which consists of student’s obligation to submit at least two assignments during the semester by week 9. The argumentation used, the work with legislation, the complexity of the problem, the construction of the text and the formal side are evaluated. The maximum number of points for two tasks is 100. Evaluation: A: 100 – 91, B: 90 – 81, C: 80 – 71, D: 70 – 61, E: 60 – 51 points, FX: 50 points and less. Classification scale: A = 100-96%; B = 95-90%; C = 89-80%; D = 79-70%; E = 69-60%; FX = 59-0%. Final evaluation: Completion by a continuing assessment Finished: By ongoing evaluation.			
Learning outcomes: Upon completion of the Real Estate Business course, the student is able to identify basic concepts and theoretical approaches in real estate trading issues, while assessing and analyzing real estate transactions in practice. The student is able to communicate and apply the basic knowledge of real estate trading in all transactions. The student is able to analyze individual real estate transactions, while assessing the possibilities of their resolution from a legal point of view. The student is able to communicate and apply basic knowledge in the field of real estate law both in the sale, rental of real estate as well as in administrative proceedings. The student is able to analyze the results of decision-making activities of the competent judicial authorities, with an emphasis on the protection of fundamental rights and freedoms. By completing the course, the student will acquire skills and knowledge about real estate law. He/she is able to identify, understand and interpret the fundamental principles on which real estate regulation is based, but also to prepare a legal assessment of a real estate transaction, to propose his/her own creative solution and to explain it appropriately. At the same time, the student will acquire skills related to legal acts, at the border between private and public, material and procedural laws. The graduate should also develop his/her communication skills with the client, the contractual partner or his/her legal representative.			
Schedule of subject: 1. Introduction to real estate business. 2. Connecting real estate markets with financial markets. 3. Types of property transactions. 4. Due Diligence – the importance and scope of legal audit in real estate transactions. 5. Assessment of property from an investment point of view. 6. Real estate development with a focus on contractual relationships. 7. Activities of real estate offices, developers, consulting firms, etc. 8. Presentation of final works and critical discussion.			
Recommended reading: Basic recommended literature: VALOVÁ, K. et al. Zákon o dobrovoľných dražbách. Komentár. 3rd ed. Bratislava: C.H. Beck, 2018. VALACHOVIČ, M. Vlastníctvo bytov. Bratislava: C.H. Beck, 2015. BUJDAČ, M. - FANČOVIČ, B. Zákon o krátkodobom nájme bytu. Bratislava: Wolters Kluwer, 2015. HALAMA, O. Pozemky, stavby, byty. Návozy, vzory, judikáty, príklady, vysvetlenia. Liptovský Mikuláš: Vydavateľstvo Elist, 2019. VARGAŠTOK, P. - SLAMKA, M. Zákon o nájme poľnohospodárskych pozemkov, poľnohospodárskeho podniku a lesných pozemkov. Komentár. Bratislava: Wolters Kluwer, 2019. OLERÍNÝ, M. Zmluvy v stavebnej praxi. Bratislava: C.H. Beck, 2013. Other recommended literature: KROŠLÁK, D. et al. Ústavné právo. Bratislava: Wolters Kluwer, 2016. SYRUČEK, V. - SABOTINOV, V. et al. Realitní právo. Nemovitosti v realitní praxi. 1st ed. Praha: C.H. Beck, 2018. HAMBÁLEKOVÁ, A. Judikatura. Pozemky v občianskoprávných vzťahoch. Bratislava: IURIS LIBRI, 2017. JAKUBÁČ, R. Judikatura vo veciach katastra nehnuteľností. Bratislava: Wolters Kluwer, 2016.			
Language requirements: Slovak			
Notes: Student’s workload: 75 hours Combined study (C, K): 24 hours Preparation for exercises, examination and study of Moodle documents (self-study): 41 hours Elaboration of an essay: 10 hours			

Course evaluation: Assessed students in total: 101					
A	B	C	D	E	FX
78%	16%	0%	0%	0%	6%
Lecturers: JUDr. Hana Sopko, LL.M., examiner, instructor					
Date of last change: 01.09.2026					
Approved by: prof. PhDr. JUDr. Tomáš Gábris, PhD., LL.M., MA					