

## **ABSTRACT**

Even though we may not realize it, immovables are all around us. Because immovables are usually considered very valuable, ownership of real estate is examined more comprehensively in comparison to other things. Therefore, the laws of different states pay detailed attention to ownership rights and real estate. The same applies to the Czech Civil Code which came into effect as of 1 January 2014. This thesis is focused on a general explanation of ownership rights and immovables. Furthermore, it focuses on the theoretical analysis of the most important changes and developments that relate to real estate ownership rights brought about by the new Civil Code as well as on the consideration of the practical impact of these changes on legal relationships. Within the framework of these particular topics, the thesis refers to court decisions issued prior to the new Civil Code becoming effective, which are, in the author's view, also applicable to legal relationships established under the new civil rules. The basic principles of the operation of the Real Estate Register are also the subject of this thesis because the registration of the ownership rights of the majority of immovables in such a public register is necessary.