

341806-2026 - Competition

Spain – Real estate services – Servicio de agencias de recuperación de la posesión e identificación de la vulnerabilidad

OJ S 95/2026 19/05/2026

Contract or concession notice – standard regime

Services

1. Buyer

1.1. Buyer

Official name: Consejo de Administración de la Sociedad de Gestión de Activos procedentes de la Reestructuración Bancaria, S.A

Email: compras@sareb.es

Legal type of the buyer: Public undertaking, controlled by a central government authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Servicio de agencias de recuperación de la posesión e identificación de la vulnerabilidad

Description: El presente contrato tiene por objeto, sin perjuicio del mayor detalle contenido en el pliego de prescripciones técnicas, la obtención de la posesión, mediante la realización de visitas físicas y gestiones presenciales junto con la verificación del estado ocupacional y la determinación de la potencial vulnerabilidad de las familias ocupantes, en aquellos activos propiedad de Sareb, tanto financieros como inmobiliarios de toda tipología, que estén (i) en proceso de transformación, entendiéndose por tal la recuperación del activo financiero a través de un procedimiento judicial principalmente, aunque no exclusivamente, de ejecución hipotecaria, de ejecución dineraria o un procedimiento ordinario, previo a la subasta (ii) o bien, se vaya a tomar posesión física del activo por primera vez, (iii) o no se disponga de la posesión física de los activos, o (iv) o simplemente SAREB desee determinar el estado ocupacional y/o vulnerabilidad de los ocupantes.

Procedure identifier: 993c824b-1672-44b1-998b-df45ba966b0d

Internal identifier: 2026-P083

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

2.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

2.1.3. Value

Estimated value excluding VAT: 6 116 632,47 EUR

2.1.4. General information

Legal basis:

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 1

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 1

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Conflict of interest due to its participation in the procurement procedure: Conflicto de intereses

5. Lot

5.1. Lot: LOT-0001

Title: Lote 1

Description: Lote 1: Cataluña, Aragón, Baleares, Andalucía, Madrid, Galicia, Asturias, Cantabria, País Vasco, Navarra y La Rioja.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

5.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

5.1.3. Estimated duration

Duration: 12 Months

5.1.4. Renewal

Maximum renewals: 1

Other information about renewals: Una posible prórroga de 12 meses.

5.1.5. Value

Estimated value excluding VAT: 2 919 993,92 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Approach to reducing environmental impacts: Other

Social objective promoted: Other

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: General yearly turnover

Description of selection criterion: Cifra anual de negocio

Criterion: References on specified services

Description of selection criterion: Trabajos realizados

Criterion: Technicians or technical bodies to carry out the work

Description of selection criterion: Técnicos o unidades técnicas

5.1.10. Award criteria

Criterion:

Type: Price

Description: Precio.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 55

Criterion:

Type: Quality

Description: Configuración del equipo de trabajo propuesto para el servicio..

Category of award weight criterion: Weight (points, exact)

Award criterion number: 13

Criterion:

Type: Quality

Description: Metodología: Metodología que utilizaría para la realización de los servicios requeridos.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 23

Criterion:

Type: Quality

Description: Procesos y sistemas: Procesos y sistemas que emplearía y forma en la que articularía la interacción con el Servicer SMO.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 9

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=TtOet0lNrnx4zIRvjBVCSw%3D%3D

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=TtOet0lNrnx4zIRvjBVCSw%3D%3D

Languages in which tenders or requests to participate may be submitted: Spanish

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 22/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 4 Months

Information about public opening:

Opening date: 29/06/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No
Electronic invoicing: Allowed
Electronic ordering will be used: no
Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Consejo de Administración de la Sociedad de Gestión de Activos procedentes de la Reestructuración Bancaria, S.A - TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

Information about review deadlines: hasta 2026-06-09+02:00

Organisation providing more information on the review procedures: Consejo de Administración de la Sociedad de Gestión de Activos procedentes de la Reestructuración Bancaria, S.A - TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

5.1. Lot: LOT-0002

Title: Lote 2

Description: Lote 2: Valencia, Castilla la Mancha, Castilla y León, Canarias y Extremadura.

Internal identifier: 2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 70000000 Real estate services

5.1.2. Place of performance

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

5.1.3. Estimated duration

Duration: 12 Months

5.1.4. Renewal

Maximum renewals: 1

Other information about renewals: Una posible prórroga de 12 meses.

5.1.5. Value

Estimated value excluding VAT: 3 196 638,55 EUR

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): no

5.1.7. Strategic procurement

Aim of strategic procurement: No strategic procurement

Approach to reducing environmental impacts: Other

Social objective promoted: Other

Innovation procurement: The procured works, supplies or services are novel or significantly improved compared to other works, supplies, or services already on the market.

5.1.9. Selection criteria

Sources of selection criteria: Notice

Criterion: General yearly turnover

Description of selection criterion: Cifra anual de negocio

Criterion: References on specified services

Description of selection criterion: Trabajos realizados

Criterion: Technicians or technical bodies to carry out the work

Description of selection criterion: Técnicos o unidades técnicas

5.1.10. Award criteria

Criterion:

Type: Price

Description: Precio.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 55

Criterion:

Type: Quality

Description: Configuración del equipo de trabajo propuesto para el servicio..

Category of award weight criterion: Weight (points, exact)

Award criterion number: 13

Criterion:

Type: Quality

Description: Metodología: Metodología que utilizaría para la realización de los servicios requeridos.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 23

Criterion:

Type: Quality

Description: Procesos y sistemas: Procesos y sistemas que emplearía y forma en la que articularía la interacción con el Servicer SMO.

Category of award weight criterion: Weight (points, exact)

Award criterion number: 9

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=TtOet0lNrnx4zIRvjBVCSw%3D%3D

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Terms of submission:

Electronic submission: Required

Address for submission: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=TtOet0lNrnx4zIRvjBVCSw%3D%3D

Languages in which tenders or requests to participate may be submitted: Spanish

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Deadline for receipt of tenders: 22/05/2026 10:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

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Information about review deadlines: hasta 2026-06-09+02:00

Organisation providing more information on the review procedures: Consejo de Administración de la Sociedad de Gestión de Activos procedentes de la Reestructuración Bancaria, S.A - TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

8. Organisations

8.1. ORG-0001

Official name: Consejo de Administración de la Sociedad de Gestión de Activos procedentes de la Reestructuración Bancaria, S.A

Registration number: 51546850198445

Registration number: A86602158

Town: Madrid

Postcode: 28034

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

Contact point: Consejo de Administración de la Sociedad de Gestión de Activos procedentes de la Reestructuración Bancaria, S.A

Email: compras@sareb.es

Telephone: +34 914231859

Buyer profile: <https://contrataciondelestado.es/wps/poc?uri=deeplink:perfilContratante&idBp=3IXN2TWZdYsSugstABGr5A%3D%3D>

Other contact points:

Official name: TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

Town: Madrid

Postcode: 28020

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

Other contact points:

Official name: TRIBUNAL ADMINISTRATIVO CENTRAL DE RECURSOS CONTRACTUALES

Town: Madrid

Postcode: 28020

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

Roles of this organisation:

Buyer

Review organisation

Organisation providing more information on the review procedures

Notice information

Notice identifier/version: a115e865-699e-423f-8448-34ac490cf055 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 18/05/2026 11:46:46 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Spanish

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