

419636-2026 - Competition

Spain – Real estate services – Constitución y cesión de derecho de superficie para la redacción de proyecto, la construcción, gestión y explotación de un Centro Residencial de Personas Mayores y Centro de Día en Fuengirola (Málaga).

OJ S 116/2026 18/06/2026

Contract or concession notice – standard regime - Change notice
Services

1. Buyer

1.1. Buyer

Official name: Junta de Gobierno del Ayuntamiento de Fuengirola

Email: secretaria@fuengirola.org

Legal type of the buyer: Local authority

Activity of the contracting authority: General public services

2. Procedure

2.1. Procedure

Title: Constitución y cesión de derecho de superficie para la redacción de proyecto, la construcción, gestión y explotación de un Centro Residencial de Personas Mayores y Centro de Día en Fuengirola (Málaga).

Description: El contrato tiene por objeto la concurrencia de ofertas para adjudicación del derecho de superficie de una parcela de propiedad municipal que se detallará, para el diseño, la construcción, gestión y explotación de un nuevo edificio para Residencia de Personas Mayores y Centro de Día en Fuengirola (Málaga).

Procedure identifier: a9cf6b46-1dc3-48fb-8b1f-d810ef0f88b8

Internal identifier: CONTR-2026000051

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

Additional classification (cpv): 45215212 Retirement home construction work, 45215221

Daycare centre construction work, 70100000 Real estate services with own property,

71000000 Architectural, construction, engineering and inspection services, 85311100 Welfare services for the elderly, 85312100 Daycare services

2.1.2. Place of performance

Country subdivision (NUTS): Málaga (ES617)

Country: Spain

2.1.3. Value

Estimated value excluding VAT: 772 892,12 EUR

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Notice

Corruption: Los motivos de exclusión serán los incluidos en el art. 57 de la Directiva 24/2014 /UE

5. Lot

5.1. Lot: LOT-0000

Title: Constitución y cesión de derecho de superficie para la redacción de proyecto, la construcción, gestión y explotación de un Centro Residencial de Personas Mayores y Centro de Día en Fuengirola (Málaga).

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5.1.2. Place of performance

Country subdivision (NUTS): Málaga (ES617)

Country: Spain

5.1.3. Estimated duration

Duration: 75 Years

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 entail process innovation

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

5.1.10. Award criteria

Criterion:

Type: Price

Description: Crt.2. Mejor oferta económica sobre el canon mínimo del 6% en el valor del bien..

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

Award criterion number: 30

Criterion:

Type: Quality

Description: Crt.3. Menor plazo de ejecución.

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

Award criterion number: 5

Criterion:

Type: Quality

Description: Crt.4. Reserva de plazas gratuitas a disposición del Ayuntamiento de Fuengirola.

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

Award criterion number: 10

Criterion:

Type: Quality

Description: Crt.5. Reducción de los años de cesión del derecho de superficie.

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

Award criterion number: 5

Criterion:

Type: Quality

Description: Crt.6. Criterio B5. Número de plazas residenciales en habitación individual..

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

Award criterion number: 5

Criterion:

Type: Quality

Description: Crt.1. Mejor oferta técnica.

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

Award criterion number: 45

5.1.11. Procurement documents

Address of the procurement documents: https://contrataciondelestado.es/wps/poc?uri=deeplink:detalle_licitacion&idEvl=a1SaxcbYZKjkY6rls5tG9A%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=a1SaxcbYZKjkY6rls5tG9A%3D%3D

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

Electronic catalogue: Not allowed

Deadline for receipt of tenders: 17/07/2026 23:59:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Duration during which the tender must remain valid: 2 Months

Information about public opening:

Opening date: 21/07/2026 11:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Place: Secretaría General del Ayuntamiento de Fuengirola

Opening date: 18/08/2026 12:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Place: Secretaría General del Ayuntamiento de Fuengirola

Opening date: 21/07/2026 11:00:00 (UTC+02:00) Eastern European Time, Central European Summer Time

Place: Secretaría General del Ayuntamiento de Fuengirola

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Conditions relating to the performance of the contract: El contratista deberá entregar a un gestor autorizado los residuos producidos como consecuencia de la ejecución de las obras objeto del contrato.

Electronic invoicing: Allowed

Electronic ordering will be used: no

Electronic payment will be used: no

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: Junta de Gobierno del Ayuntamiento de Fuengirola - Tribunal de Recursos Contractuales de la Junta de Andalucía

Information about review deadlines: hasta 2026-07-07+02:00

Organisation providing more information on the review procedures: Junta de Gobierno del Ayuntamiento de Fuengirola - TARCJA

8. Organisations

8.1. ORG-0001

Official name: Junta de Gobierno del Ayuntamiento de Fuengirola

Registration number: 30604440103984

Registration number: P2905400D

Town: Fuengirola

Postcode: 29640

Country subdivision (NUTS): Málaga (ES617)

Country: Spain

Contact point: Junta de Gobierno del Ayuntamiento de Fuengirola

Email: secretaria@fuengirola.org

Telephone: +034 952589380

Internet address: <http://www.fuengirola.org>

Buyer profile: <https://contrataciondelestado.es/wps/poc?uri=deeplink:perfilContratante&idBp=8COOT7vee88QK2TEfXGy%2BA%3D%3D>

Other contact points:

Official name: TARCJA

Town: Sevilla

Postcode: 41001

Country subdivision (NUTS): Madrid (ES300)

Country: Spain

Email: tribunaladministrativo.contratos@juntadeandalucia.es

Internet address: <https://www.juntadeandalucia.es/organismos/tarc.html>

Other contact points:

Official name: Tribunal de Recursos Contractuales de la Junta de Andalucía

Town: Sevilla

Postcode: 41001

Country subdivision (NUTS): Sevilla (ES618)

Country: Spain

Email: tribunaladministrativo.contratos@juntadeandalucia.es

Internet address: <https://www.juntadeandalucia.es/organismos/tarc.html>

Roles of this organisation:

Buyer

Review organisation

Organisation providing more information on the review procedures

10. Change

Version of the previous notice to be changed

:

942c29d8-3731-4ce7-85f8-481054ec6139-01

Main reason for change

:

Information updated

10.1. Change

Section identifier: LOT-0000

Notice information

Notice identifier/version: 1233621e-1294-4217-9575-5eafaca971c1 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 17/06/2026 10:37:43 (UTC+02:00) Eastern European Time, Central European Summer Time

Languages in which this notice is officially available: Spanish

Notice publication number: 419636-2026

OJ S issue number: 116/2026

Publication date: 18/06/2026