

439175-2026 - Result

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

OJ S 121/2026 26/06/2026

Contract or concession award 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: e46285a4-2dfc-4623-b087-27a4a5baa51f

Previous notice: 3bb3e1e3-f12e-424e-950d-6b7fc3d66207-01

Internal identifier: 2026-P039

Type of procedure: Open

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

2.1.4. General information

Legal basis:

Directive 2014/24/EU

5. Lot

5.1. Lot: LOT-0002

Title: Anticipa - Aliseda: Andalucía, Castilla la Mancha, Castilla y León, Valencia, Murcia, Canarias, Extremadura y Madrid.

Description: Anticipa - Aliseda: Andalucía, Castilla la Mancha, Castilla y León, Valencia, Murcia, Canarias, Extremadura y Madrid.

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

5.1.5. Value

Estimated value excluding VAT: 3 535 685,68 EUR

5.1.6. General information

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.

5.1.10. 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

5.1.15. 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 2026-04-14+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

6. Results

Value of all contracts awarded in this notice: 1 550 129,00 EUR

6.1. Result lot identifier: LOT-0002

Winner selection status: At least one winner was chosen.

6.1.2. Information about winners

Winner:

Official name: FACTORIA, GESTION Y CONSULTORIA S.L.

Tender:

Tender identifier: REF TEN-0001/LOT-0002

Identifier of lot or group of lots: LOT-0002

Value of the tender: 1 550 129,00 EUR

The tender was ranked: no

Subcontracting: No

Contract information:

Identifier of the contract: 2026-P039 Lote 2

Date on which the winner was chosen: 27/05/2026

Date of the conclusion of the contract: 22/06/2026

6.1.4. Statistical information

Received tenders or requests to participate:

Type of received submissions: Tenders from micro, small or medium tenderers

Number of tenders or requests to participate received: 3

Type of received submissions: Tenders

Number of tenders or requests to participate received: 3

Range of tenders:

Value of the lowest admissible tender: 1 550 129,00 EUR

Value of the highest admissible tender: 1 839 522,00 EUR

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

8.1. ORG-0002

Official name: FACTORIA, GESTION Y CONSULTORIA S.L.
Size of the economic operator: Micro, small, or medium
Registration number: B85802312
Town: madrid
Postcode: 28020
Country subdivision (NUTS): Madrid (ES300)
Country: Spain
Email: pbenito@lafactoriagc.com
Telephone: +91 3159017

Roles of this organisation:

Tenderer

Beneficial owner:

Nationality of the owner: Spain

Winner of these lots: LOT-0002

Notice information

Notice identifier/version: 93378038-2ded-4ca5-b027-ff473f0a3453 - 01

Form type: Result

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