KRENG
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KRENG PROJECT · RECONSTRUCTION & LEASING · 2026

Belamo Site in Banská Bystrica

industrial and commercial site · Banská Bystrica

LAND	FLOOR AREA	BUILDINGS
8,984 m²	≈ 5,700 m²	8 buildings
8 plots · Radvaň cadastral area	offices, retail, warehouses, production	on one enclosed site

A project by **KRENG Corporation**

www.krengestate.com

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01 INTRODUCTION

A fully let site with new apartments

KRENG Corporation is developing the Belamo site on Zvolenská cesta in Banská Bystrica. The site with eight buildings is fully let and in use today – approximately 96 % of the floor area is occupied. The building interiors are renovated and fully functional.

The project covers renewing the building façades and car parks and, above all, converting the tall five-storey building into apartments, adding new rental housing to the site. We will be happy to share more information in person.



CURRENT STATE



PROPOSAL AFTER RECONSTRUCTION

02 SITE IN NUMBERS

A fully let site next to the R1 highway

The site is fully let and in use today. Its eight buildings house 15 businesses from various sectors – from offices and retail through warehousing and servicing to accommodation.

8,984 m² **of land** 0.90 ha · 8 plots	5,700 m² **floor area** in 8 buildings	15 **active businesses** on the site	22 **lease agreements** long-term leases	~96 % **occupancy** floor area
1,150 m² **expansion potential**	9 **advertising spaces** let	2011 – 25 **period of** renovations	2× **separate entrances** to the site	8 + 20 **apartments** can be added

KEY FACTS

Address	Zvolenská cesta 13, 974 05 Banská Bystrica
Cadastral area	Radvaň
Access	2 entrances – from Zvolenská cesta and from the road along the Hron
Utilities	electricity, water, gas, sewerage in all buildings



03 CURRENT STATE OF THE SITE

The Belamo site today

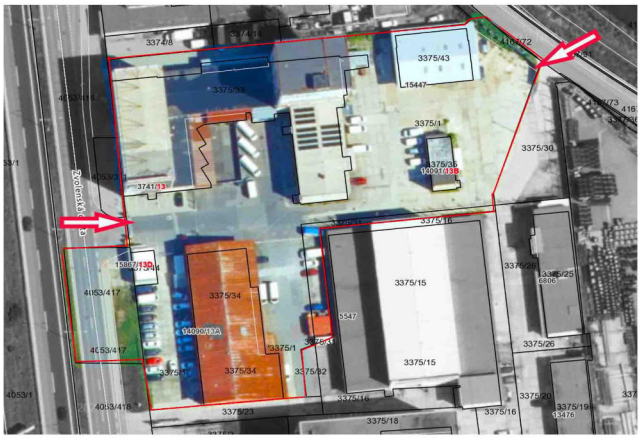
The photographs show the current state of the site. The buildings are in operation; mainly the façades and car parks need renewal.



South-west view of the site – current state



The site from above



Two separate entrances to the site



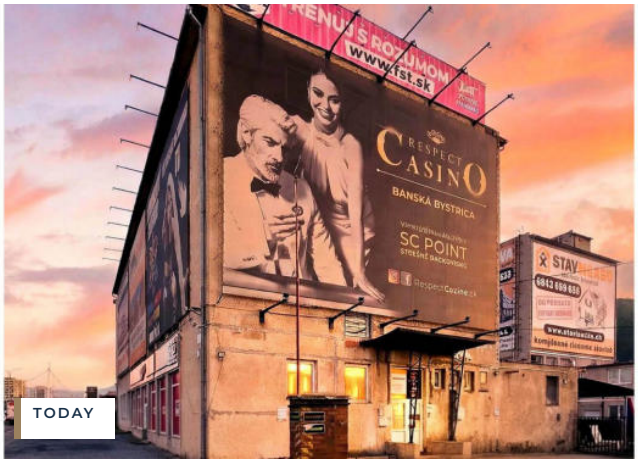




04 TODAY AND AFTER RECONSTRUCTION

How the site could look after reconstruction

On the left is the current state, on the right a proposal of the possible appearance after reconstruction. Visualisations are indicative – the final design will be set by the project.





Office building





Five-storey building





Commercial building

05 SCOPE OF RECONSTRUCTION

Façades, car parks and conversion into apartments

The reconstruction covers only the building façades and car parks – the interiors are already done. The biggest change is converting the tall building into apartments, described on the next page. Visualisations are only a proposal of the future appearance.

01

Building façades

Renewal and insulation of the façades of all buildings – a unified modern look and lower energy use.

02

Car parks

Reconstruction of car parks and paved areas, new parking spaces, lighting and greenery by the buildings.

03

Apartments

Conversion of the four upper floors of the five-storey building into 8 + 20 apartments.

04

During operation

The site stays in operation during the works and tenants continue their business.



06 MAIN CHANGE

Converting the tall building into apartments

The biggest change on the site is converting the tall five-storey building into apartments. The four upper floors are a shell that can be converted without demolishing the load-bearing structure. The apartments will bring the site a new source of long-term rental income.



1,453 m²
Total building area
5 above-ground floors

≈ 1,150 m²
Area for conversion
4 upper floors · shell

8 + 20 apartments
Number of apartments
according to the conversion plan

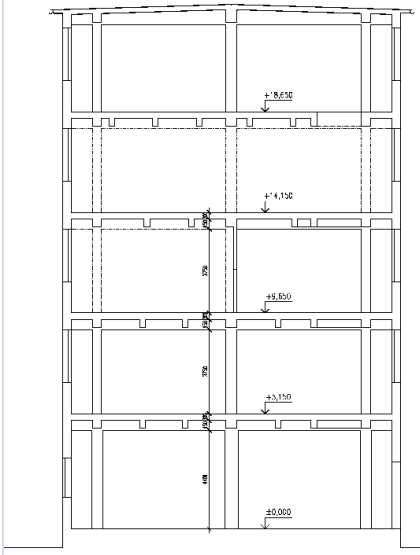
no demolition
Load-bearing structure
is retained



PRIESTORY NA 1. POSCHODÍ 2–PODLAŽNEJ ČASTI BUDOVY BEZ ÚPRAV

Č.	MIESTNOSŤ	PL. (m²)	PODLAHA	STENY
C1.1	IZBA	8,7	PARKETY	STIERKA
C1.2	IZBA	9,4	PARKETY	STIERKA
C1.3	KÚPEĽŇA	2,1	KER. DLAŽBA	KER. OBKLAD
C1.4	CHODBA	10,8	KER. DLAŽBA	STIERKA
C1.5	WC	1,4	KER. DLAŽBA	KER. OBKLAD
C2.1	IZBA	14,0	PARKETY	STIERKA
C2.2	IZBA	10,6	PARKETY	STIERKA
C2.3	KÚPEĽŇA	3,6	KER. DLAŽBA	KER. OBKLAD
C2.4	CHODBA	9,5	KER. DLAŽBA	STIERKA
C2.5	WC	1,4	KER. DLAŽBA	KER. OBKLAD
C3.1	IZBA	10,4	PARKETY	STIERKA
C3.2	IZBA	13,9	PARKETY	STIERKA
C3.3	KÚPEĽŇA	3,3	KER. DLAŽBA	KER. OBKLAD
C3.4	CHODBA	10,1	KER. DLAŽBA	STIERKA
C3.5	WC	1,4	KER. DLAŽBA	KER. OBKLAD
C4.1	IZBA	10,2	PARKETY	STIERKA
C4.2	IZBA	12,1	PARKETY	STIERKA
C4.3	KÚPEĽŇA	3,9	KER. DLAŽBA	KER. OBKLAD
C4.4	CHODBA	10,8	KER. DLAŽBA	STIERKA
C4.5	WC	1,8	KER. DLAŽBA	KER. OBKLAD
111	SCHODISKO	6,6	KER. DLAŽBA	STIERKA
112	CHODBA	14,2	KER. DLAŽBA	STIERKA
	CELKOM:	170,2		

Floor plan of the accommodation floor – existing accommodation on the site



Section of the five-storey building

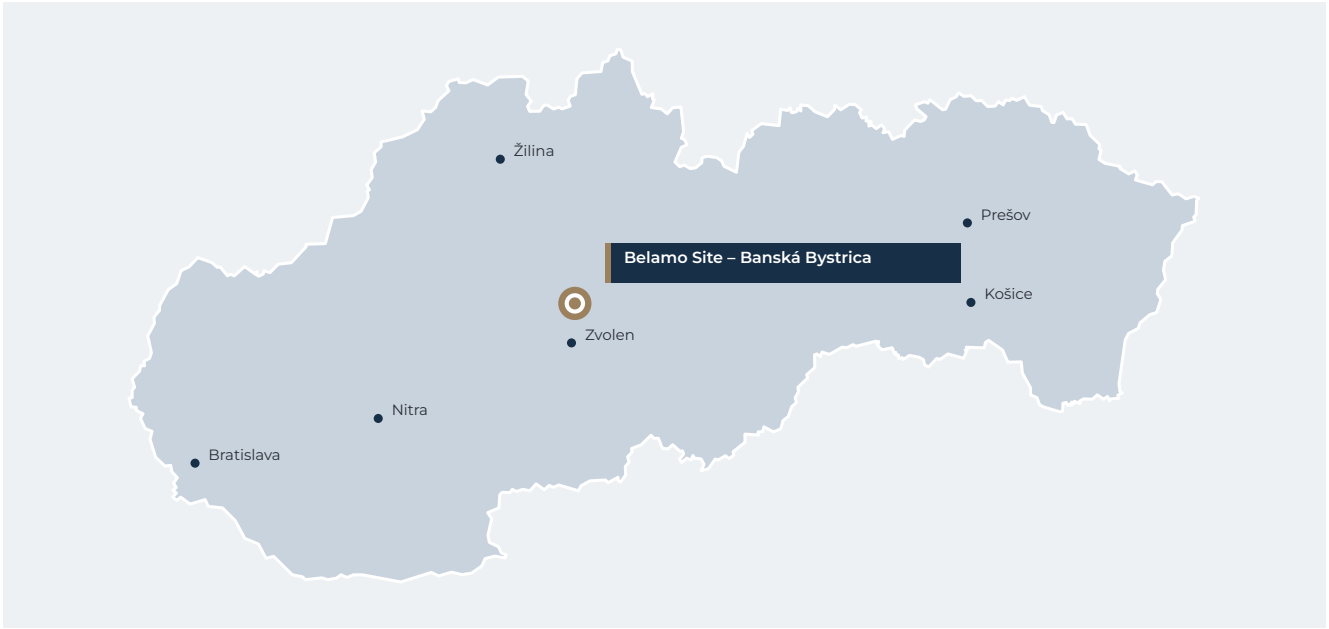
07 LOCATION ON THE MAP

The site in its wider area and on the map of Slovakia

The site lies on the southern edge of Banská Bystrica, in the heart of central Slovakia – with a fast connection to the R1 highway.



Wider surroundings – Radvaň housing estate, retail zone, the Hron river and the railway



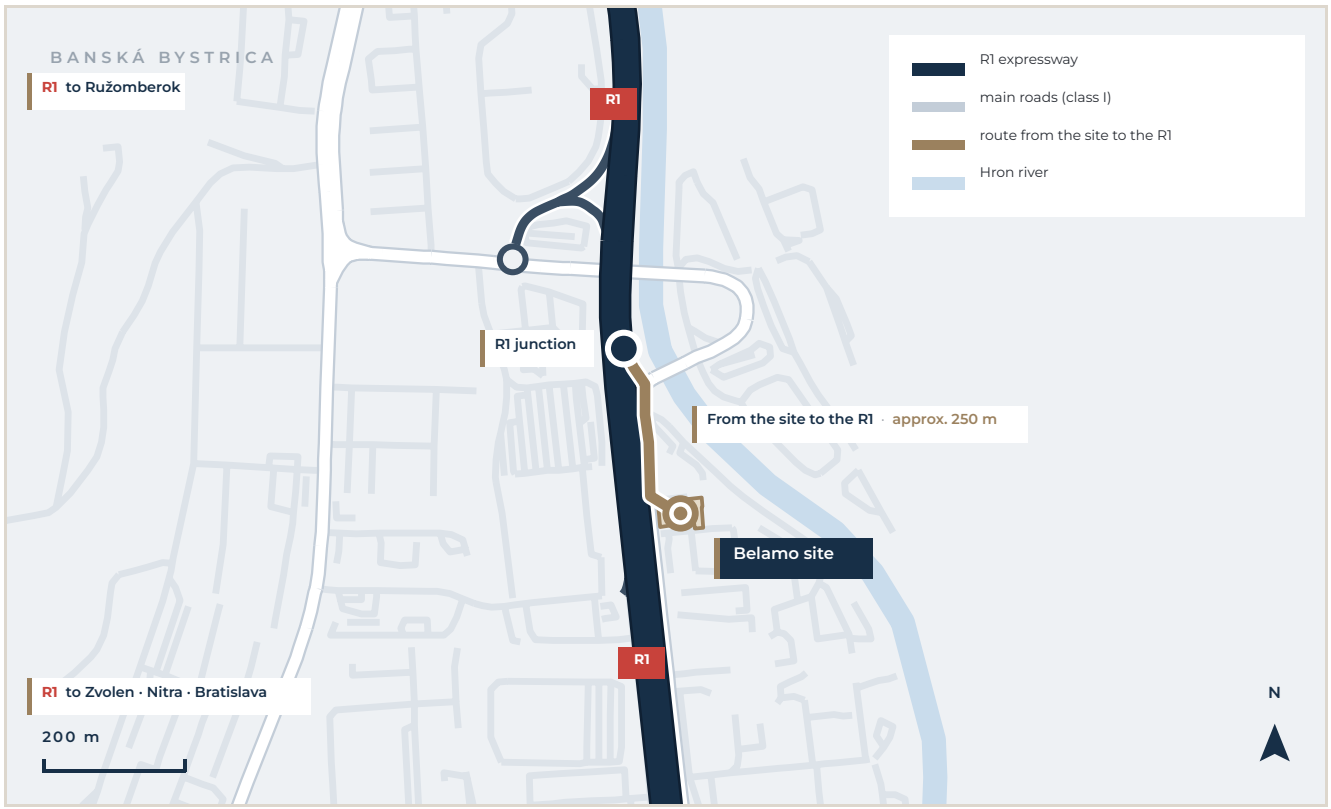
Location of the site in Slovakia

08 ACCESSIBILITY

Prime location on the R1

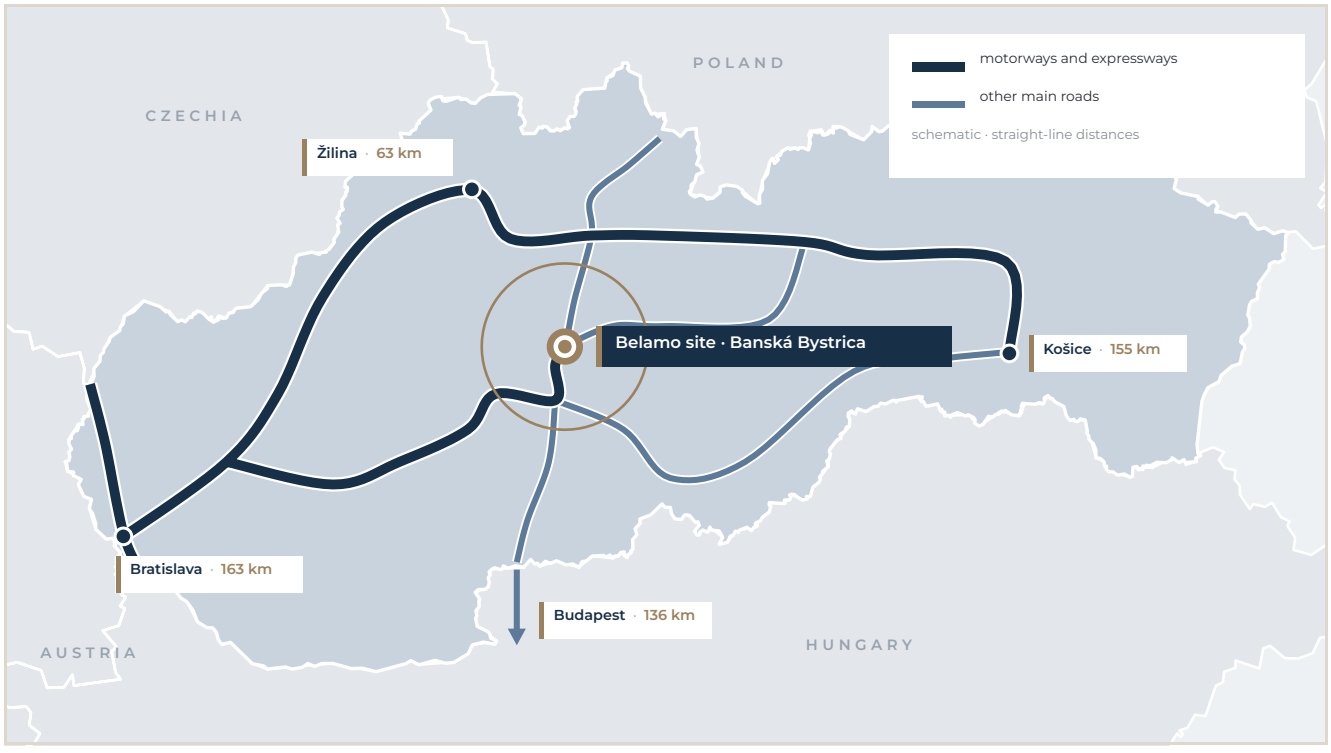
The site lies directly on the R1 expressway – the nearest junction is only approx. 250 m away. The city sits in the centre of Slovakia, with main roads leading out in every direction.

RIGHT ON THE R1 EXPRESSWAY



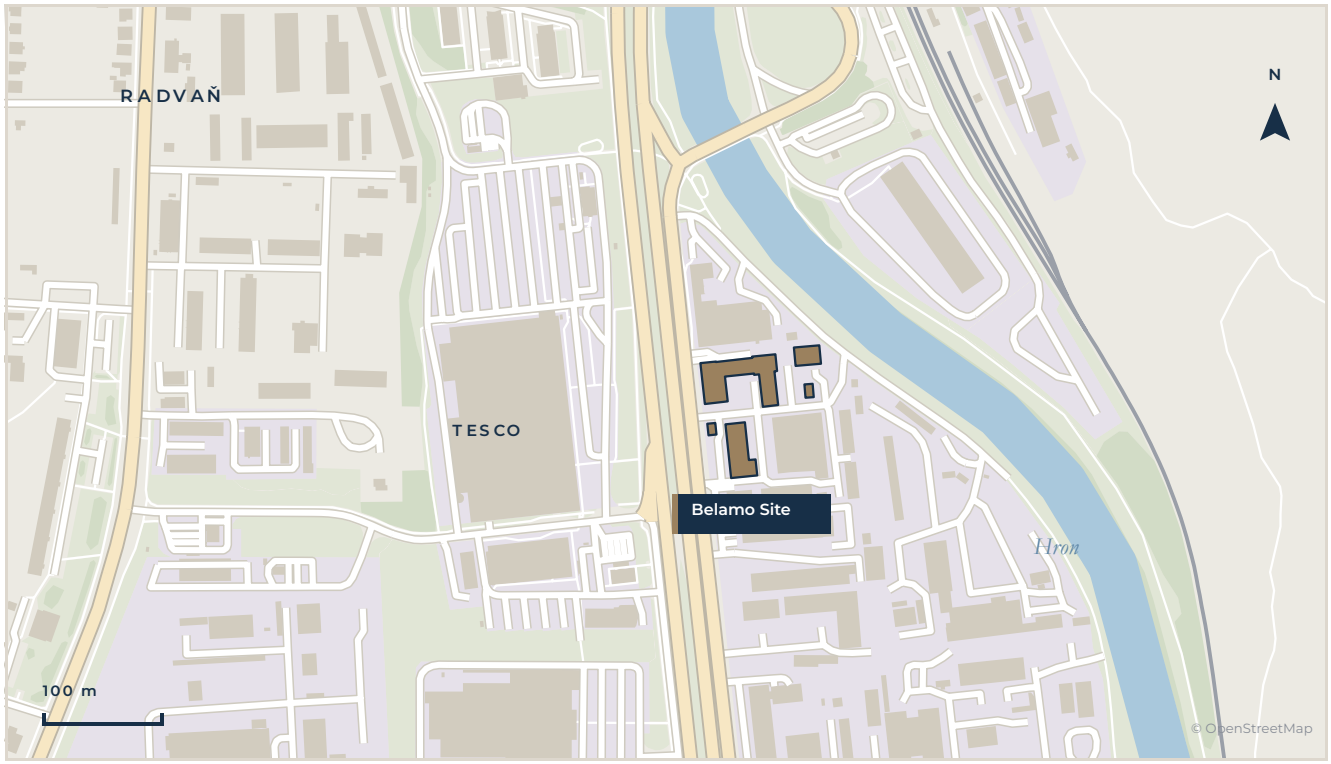
© OpenStreetMap

LOCATION IN THE CENTRE OF SLOVAKIA



09 LOCATION

A commercial and industrial zone on the southern edge of the city



The Belamo site and its immediate surroundings – Tesco hypermarket, Radvaň housing estate, the Hron river

The site lies directly on Zvolenská cesta, opposite the Radvaň housing estate and the Tesco hypermarket, next to the R1 highway slip road. It is surrounded by a commercial and industrial zone with fully developed infrastructure.

The land is flat and accessible from two sides – from Zvolenská cesta and from the north-east via a paved road along the Hron river. Customer access can therefore be separated from deliveries.

SITE LOCATION

City	Banská Bystrica
District	Radvaň
Address	Zvolenská cesta 13
Postcode	974 05
Transport	R1 · public transport at the site
Terrain	flat
Entrances	2 from a public road



Shop at the entrance from Zvolenská cesta



Commercial building with showroom and storage

10 BUILDING 1 OF 8

Office building





DESCRIPTION

The largest building on the site, with four above-ground floors and a partial basement. It was gradually renovated between 2018 and 2020 and its original purpose – offices – has been retained.

The ground floor contains retail and storage units of various sizes with loading ramps and sanitary facilities. The first floor holds offices; the second and third floors were used by a fitness centre and, once adapted, work as open-plan offices. The façade offers advertising space visible from Zvolenská cesta.

SPECIFICATIONS

Area	≈ 1,897 m²
Floors	4 floors + partial basement
Reconstruction	2018 – 2020
Ground floor	≈ 570 m²
1st – 3rd floor	each ≈ 440 m²

CURRENT USE

Offices

Open-plan and cellular offices on the first to third floors.

Retail and storage

Ground floor with ramps for retail and storage use.

Advertising

Façade space visible from the main road.

INTERIOR – CURRENT STATE







10 BUILDING 2 OF 8

Single-storey warehouse





DESCRIPTION

A single-storey warehouse with a hall structure and a 12 m clear span, without internal columns. The building was renovated in 2011 and 2020.

The warehouse is insulated and equipped with air conditioning and ventilation with heat recovery, so it also suits temperature-sensitive goods. It is directly connected to the office building, allowing one company to combine offices and storage.

SPECIFICATIONS

Area	**≈ 391 m²**
Floors	1 floor
Structure	hall, 12 m span
Reconstruction	2011 and 2020
Equipment	A/C, heat recovery

CURRENT USE

Storage

Temperature-controlled storage for standard and sensitive goods.

Distribution

A base for e-commerce or deliveries close to the R1.

Showroom with storage

Combined with offices in the adjacent building.

10 BUILDING 3 OF 8

Five-storey building





DESCRIPTION

The former bakery production building with five above-ground floors. The ground floor is used for storage; the four upper floors of approximately 1,150 m² are a shell.

The biggest change on the site will be converting these floors into 8 + 20 apartments – without demolishing the load-bearing structure. The apartments will bring the site a new source of long-term rental income.

SPECIFICATIONS

Area	**≈ 1,453 m²**
Floors	5 floors
Vacant space	≈ 1,150 m² (4 floors)
Condition	shell above ground floor
After conversion	8 + 20 apartments
Ground floor	storage

USE AFTER CONVERSION

Apartments

8 + 20 apartments on the upper floors.

Storage

The ground floor remains storage.

New façade

A renewed look for the whole building.

10 BUILDING 4 OF 8

Two-storey building





DESCRIPTION

A two-storey building renovated in 2018 combining retail and accommodation space. It has a separate rear entrance, a loading ramp and parking.

The ground floor holds retail and storage space. The upper floor has an accommodation section with six units – each with two rooms, a kitchenette and a bathroom. The accommodation suits, for example, company workers.

SPECIFICATIONS

Area	≈ 695 m²
Floors	2 floors
Reconstruction	2018
Ground floor	retail and storage, ramp
Upper floor	6 accommodation units

CURRENT USE

Retail

Sales and storage space on the ground floor.

Accommodation

Units with kitchenette and bathroom.

Company base

Storage with a ramp and parking by the building.

INTERIOR – CURRENT STATE





10 BUILDING 5 OF 8

Commercial building





DESCRIPTION

The largest single-storey space on the site, with a mezzanine. The building at Zvolenská cesta 13A underwent an extensive reconstruction in 2019.

The premises combine a showroom, offices and storage, with entrances at the front and rear. Large glazing and a modern look suit shops, showrooms or studios.

SPECIFICATIONS

Address	Zvolenská cesta 13A
Area	≈ 787 m²
Floors	1 floor with mezzanine
Reconstruction	2019
Entrances	front and rear

CURRENT USE

Showroom

Sales and display space with large glazing.

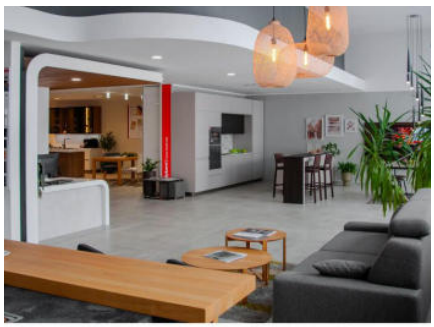
Offices

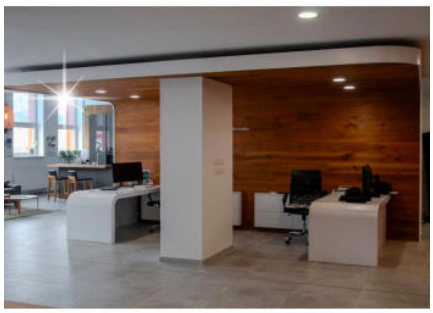
Offices right next to the sales floor.

Storage

Storage in the same building.

INTERIOR – CURRENT STATE







10 BUILDING 6 OF 8

Workshop and storage





DESCRIPTION

A smaller two-storey building at Zvolenská cesta 13B. The ground floor is a metalwork workshop with storage, a ramp and a gate.

The vacant upper floor of 22 m² offers extra space to expand production, storage or staff facilities.

SPECIFICATIONS

Address	Zvolenská cesta 13B
Area	≈ 122 m²
Floors	2 floors
Ground floor	≈ 100 m², workshop
Upper floor	22 m², vacant

CURRENT USE

Production

A workshop for crafts or light production.

Storage

Smaller storage with a ramp and gate.

Expansion

Vacant upper floor for staff facilities.

INTERIOR – CURRENT STATE



10 BUILDING 7 OF 8

Hall





DESCRIPTION

The newest large building on the site, approved for use in 2020. A steel frame with sandwich panels and three electric sectional doors allow vehicles and machinery to drive in.

The hall is equipped for servicing and maintaining machinery – inspection pit, spare-parts store, air-conditioned offices, changing rooms and sanitary facilities, compressed-air distribution, CCTV and alarm. There is outdoor storage next to the hall.

SPECIFICATIONS

Area	≈ 297 m²
Floors	1 floor
Approved for use	2020
Doors	3 electric sectional
Equipment	inspection pit

CURRENT USE

Servicing

Vehicle, machinery or equipment servicing.

Production

Workshop production with vehicle access.

Storage

Storage with drive-in access.

INTERIOR – CURRENT STATE

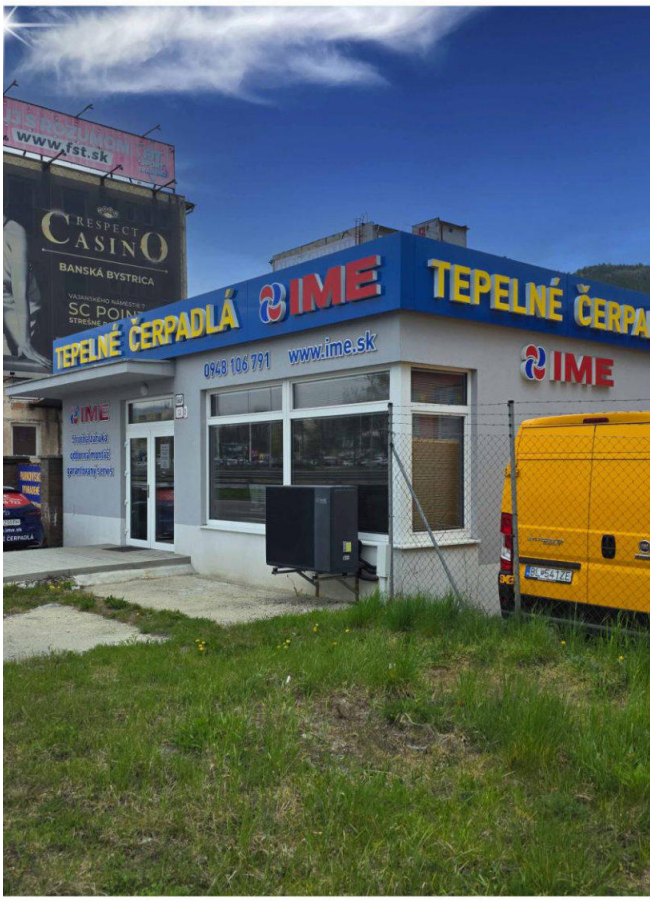






10 BUILDING 8 OF 8

Shop





DESCRIPTION

The newest building on the site, in operation since 2025. It stands at the entrance from Zvolenská cesta, so it is highly visible to passers-by and arriving customers.

The building is modern – uPVC windows and doors, air conditioning and a PVC roof membrane. There is parking in front of the shop and it can be entered from the front and rear.

SPECIFICATIONS

Area	**≈ 58 m²**
Floors	1 floor
In operation	since 2025
Equipment	air conditioning
Parking	in front of the building

CURRENT USE

Shop

Retail visible from the main road.

Services

A service office at the site entrance.

Pick-up point

Order pick-up with parking in front of the building.

11 SITE STRENGTHS

Strengths of the Belamo site

Belamo is an existing, fully let site – not a greenfield development.

01

Fully let site

Approximately 96 % of the floor area is occupied and 15 businesses from various sectors operate on the site.

02

Strategic location

Directly opposite the Tesco hypermarket, next to the R1 slip road, in a commercial and industrial zone with high demand for space.

03

Finished interiors

The interiors are renovated and fully functional – the project goes only into façades, car parks and the new apartments.

04

New apartments

Converting the five-storey building will add 8 + 20 apartments and further rental housing.

05

Utilities

Electricity, water, sewerage and gas are connected to all buildings – no new connections needed.

06

Diverse tenants

The site is used by many tenants in different sectors – from offices to warehouses and servicing.



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The Belamo site is part of the project portfolio of KRENG Corporation. We will be happy to provide more information and arrange a site visit in person.

PROJECT BY

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PROJECT · BELAMO SITE · BANSKÁ BYSTRICA

This document is for information only and does not constitute a binding offer or a draft contract. Areas are approximate, based on an expert valuation and technical documentation. Photographs show the current state of the site; visualisations are only a proposal of its possible appearance after reconstruction.