KRENG
CORPORATION



FOR SALE · 2026

Mountain cottage by a pond

LOCATION	BUILDINGS	FEATURE	PRICE
Sihelné, Orava	2 new buildings	private pond	on request

Presented by **KRENG Corporation**

KRENG Corporation · 300 Creek View Road, Newark, DE 19711, USA · EIN 43-2188994

01 AT A GLANCE

A private mountain cottage by its own pond

KRENG Corporation offers for sale a mountain cottage near Sihelné in Upper Orava. The new building stands in privacy at the forest edge by its own pond, among meadows and spruces. The main cottage with a glazed gable wall comes with a second attic building – room for a large family, guests or rentals. The year-round Grúniky resort is nearby.

2 buildings

New buildings
main cottage and an attic building

pond

By the cottage
fishing right by the cottage

≈ 500 m

To the year-round resort
Grúniky resort – winter and summer

on request

Price
sale details at a personal meeting

KEY FACTS

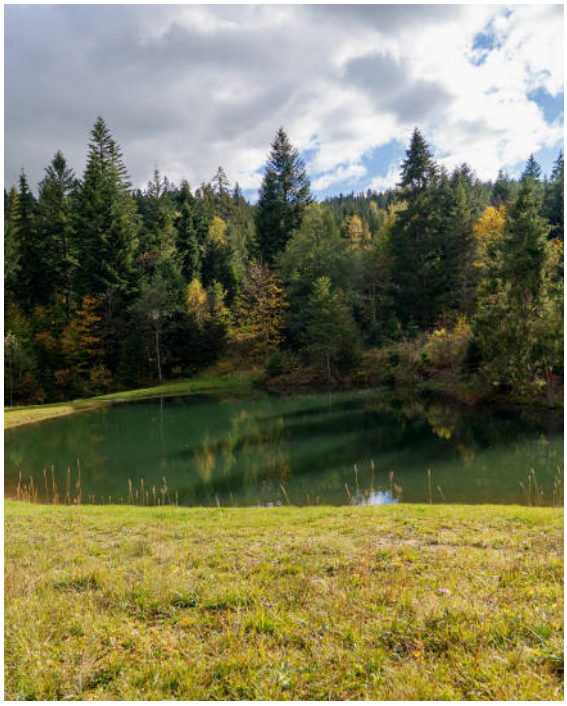
Location	Sihelné, Námestovo district, Žilina region
Setting	meadows, spruce forest and a private pond
Buildings	main cottage and a second building with attic
Type	newly built mountain cottage
Construction	masonry, stone cladding, metal roof
Layout	living hall with a glazed gable wall, attic with dormers
Heating	underfloor heating, fireplace
Surroundings	stone terrace, pond with fishing
Access	paved road, parking by the cottage
Price	on request

02 LOCATION

Privacy in Upper Orava



Cottage by the pond · the year-round Grúniky resort behind



Pond by the cottage

The cottage stands in Upper Orava above the village of Sihelné, Námestovo district, below the Orava Beskids near the Polish border. It lies among quiet meadows and spruce forests, away from traffic, with its own pond right by the cottage.

About 500 m away is the year-round Grúniky resort – skiing and snowmobiles in winter; biking, bobsleds, horses and a farm in summer, plus a lodge and events. The area offers hiking and fishing; Námestovo and the Orava Reservoir are close by.

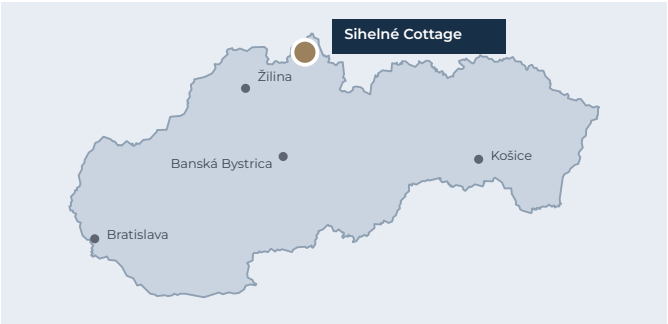
LOCATION
Sihelné, Námestovo district

RESORT
≈ 500 m

POND
by the cottage

REGION
Upper Orava

BORDER
Poland nearby
Orava Beskids



Location of the cottage in Slovakia



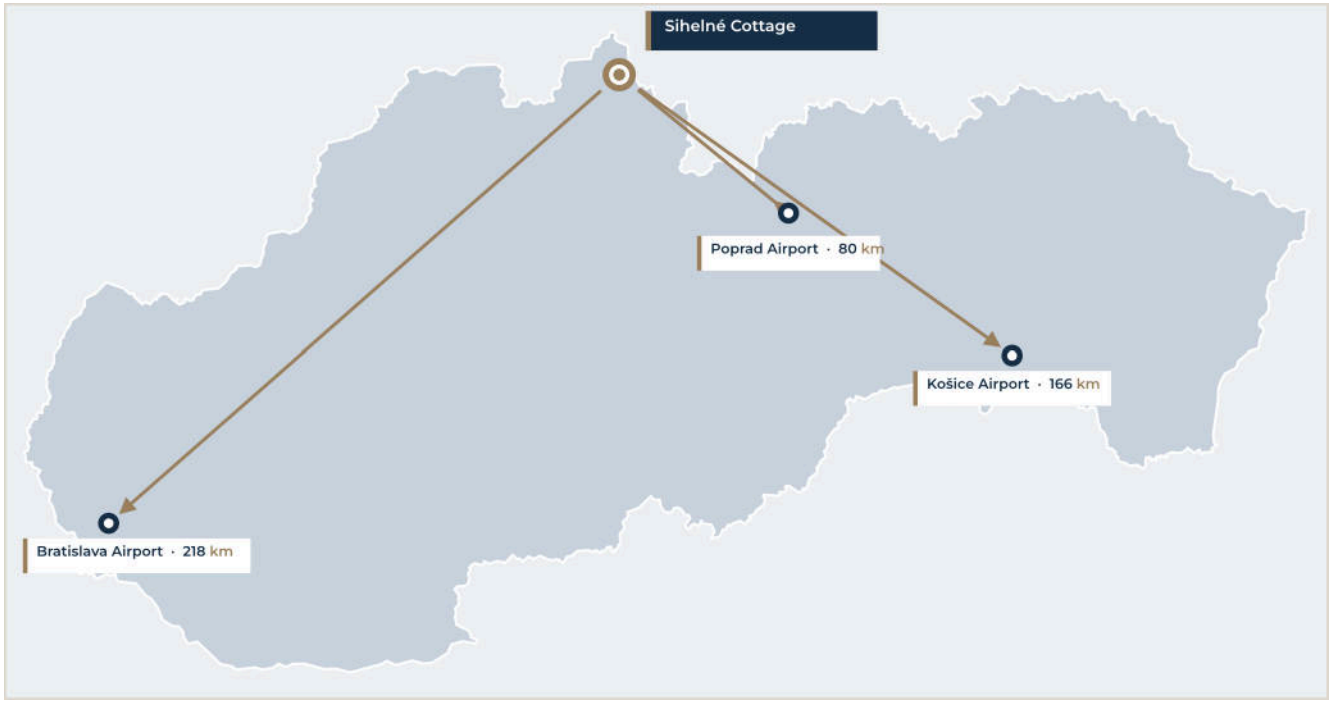
Distance to the year-round Grúniky resort

03 ACCESSIBILITY

Airports within reach

The cottage lies in Upper Orava. The nearest airports are Kraków and Poprad-Tatry; other airports in Slovakia and neighbouring countries are within approximately 260 km. Distances are given as the crow flies.

SLOVAK AIRPORTS



NEAREST AIRPORTS IN NEIGHBOURING COUNTRIES



04 THE POND

A cottage by its own pond



The cottage and pond from the air · surrounded by the Orava Beskids forests



The cottage and pond from above



Main cottage with stone terrace

The pond lies just a few steps from the cottage. It is ideal for fishing, summer evenings by the water and quiet moments in nature, surrounded by meadows and spruce forest.

The cottage stands in privacy, with no neighbours and away from traffic. A paved road leads to the cottage, with parking by the buildings.

05 THE COTTAGE

Main cottage with a glazed gable wall



The centrepiece of the cottage is a living hall with a glazed gable wall up to the roof ridge, overlooking the meadow, forest and pond. Stone pillars, timber cladding and a dark metal roof give it a mountain chalet character. Bedrooms lie under the dormered roof; the hall opens onto a stone terrace.

The cottage is designed for comfortable year-round living.

YEAR-ROUND LIVING

Underfloor heating and a fireplace in the living hall ensure comfort all year, with the Grúniky resort within reach.

new build

modern mountain living

2 buildings

cottage and attic building

attic

rooms under the dormered roof

fireplace

in the living hall

terrace

stone, overlooking the meadow





06 EXTERIOR

Two buildings at the forest edge



Both buildings from the access road



Second building with attic and dormers



Main cottage and pond from above



The cottage and the Grúniky resort in winter



Pond by the cottage

07 INTERIOR

A bright interior with forest views

The heart of the cottage is a living hall with a glazed gable wall and fireplace; the attic rooms have dormers overlooking the forest.



Living hall with fireplace and glazed gable wall



Dining area



Kitchen with island



Attic bedroom



Hall with forest view



Bathroom

08 SECOND BUILDING

Second building with attic



Second building with stone ground floor and five dormers

The second building, with a stone ground floor and attic, offers extra space – for guests, family, rental apartments or as a service base for the cottage.



Both buildings from above



Main cottage and second building from the access road

09 WHY THIS COTTAGE

A place where time stands still

01
Complete privacy
The cottage stands alone at the forest edge, with no neighbours and away from traffic.

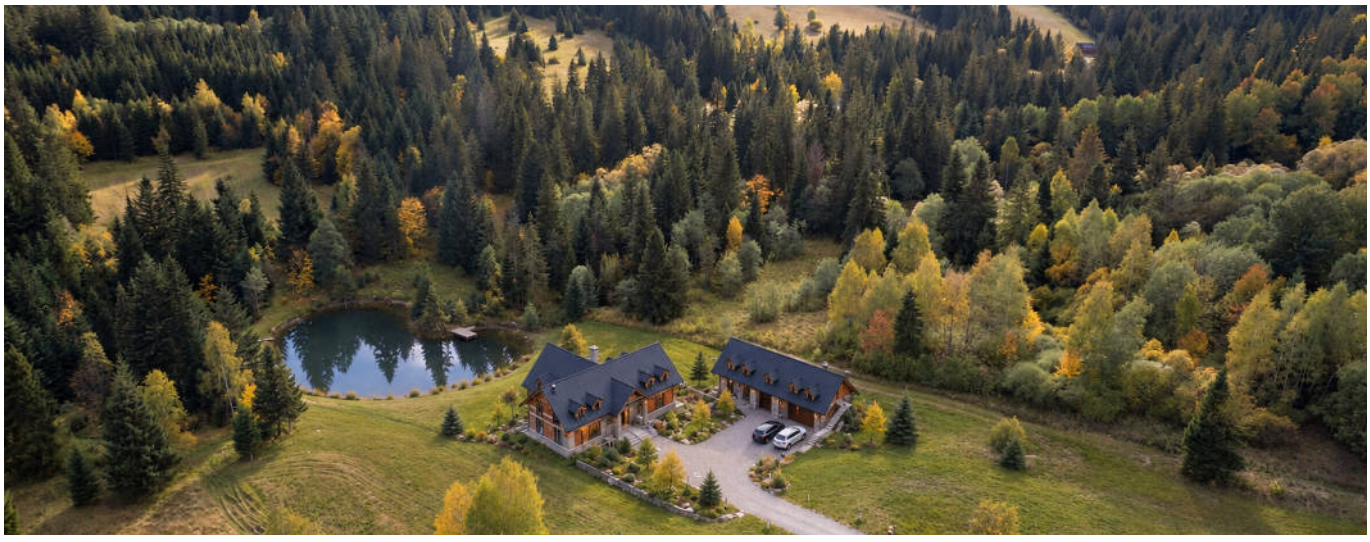
02
Private pond
A pond right by the cottage with fishing, surrounded by meadows and spruce forest.

03
Two buildings
Main cottage with a glazed gable wall and a second building with an attic for guests or rentals.

04
Year-round living
Underfloor heating and a fireplace allow comfortable living all year.

05
Year-round resort nearby
The Grúniky resort about 500 m away – skiing in winter; biking, bobsleds, horses and a farm in summer.

06
Upper Orava
The Orava Beskids, Pilsko and the Orava Reservoir nearby, with views of the Tatras.



Cottage by the pond

PRICE AND VIEWING

Price on request

We will be happy to discuss sale details and arrange a viewing at a personal meeting.

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The mountain cottage by the pond in Sihelné is part of KRENG Corporation's property portfolio. We will be happy to agree the price, terms of sale and a viewing date in person.

PRESENTED BY

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OFFER · MOUNTAIN COTTAGE FOR SALE · SIHELNÉ, ORAVA

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