KRENG
CORPORATION



KRENG PROJECT · 2026

Family house for rent in Podlavice

Pod Dúbravou · Podlavice · Banská Bystrica

LAYOUT

4 bedrooms

living room with kitchen, 2 bathrooms

USABLE FLOOR AREA

119 m²

plot 916 m²

COMPLETION

12 / 2027

building permit issued

A project by **KRENG Corporation**

www.krengestate.com

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

01 PROJECT AT A GLANCE

Building a family house for rent

KRENG Corporation presents a project: the construction of a family house in the Podlavice district of Banská Bystrica. The design for the building permit is complete and the building permit has been issued. The house is designed for long-term rental: a spacious living room with kitchen, four bedrooms, two bathrooms and a garden. The project covers the purchase of the plot and the turnkey construction of the house, from the foundations to final approval.

916 m²
Plot
Pod Dúbravou Street

103.2 m²
Built-up area
house with attic

119 m²
Usable floor area
ground floor 79 m² · attic 40 m²

12 / 2027
Planned completion
estimated 14 months of construction

KEY FACTS

Location	Pod Dúbravou Street, Podlavice, Banská Bystrica
Plot	916 m²
Built-up area	103.2 m²
Usable floor area	119 m² (ground floor 79 m², attic 40 m²)
Layout	living room with kitchen, 4 bedrooms, 2 bathrooms
Heating	air-to-water heat pump, underfloor heating
Project status	building permit issued
Use	long-term rental

02 LOCATION

A quiet residential district, 3 km from the centre



Surroundings · visualisation



Location within the city

The plot is located in the Podlavice district, in a quiet area of family houses surrounded by greenery. It is accessed directly from Pod Dúbravou Street.

The city centre with SNP Square is approximately 3 km away as the crow flies. The location combines quiet living close to nature with good access to the city, an important advantage when renting to families.

LOCATION
Podlavice, Banská Bystrica

STREET
Pod Dúbravou

PARCELS
1463/3, 1464/4, 1458/4

AREA
916 m²

LOCATION IN SLOVAKIA

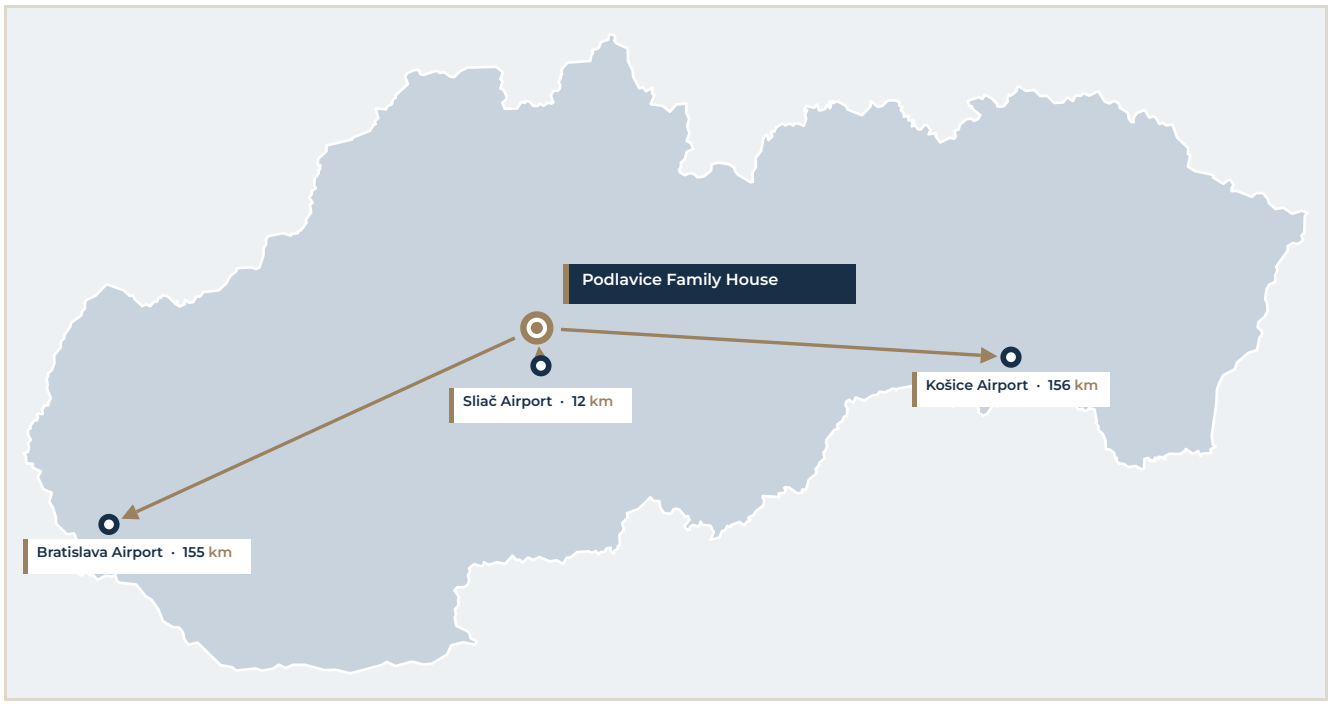


03 ACCESSIBILITY

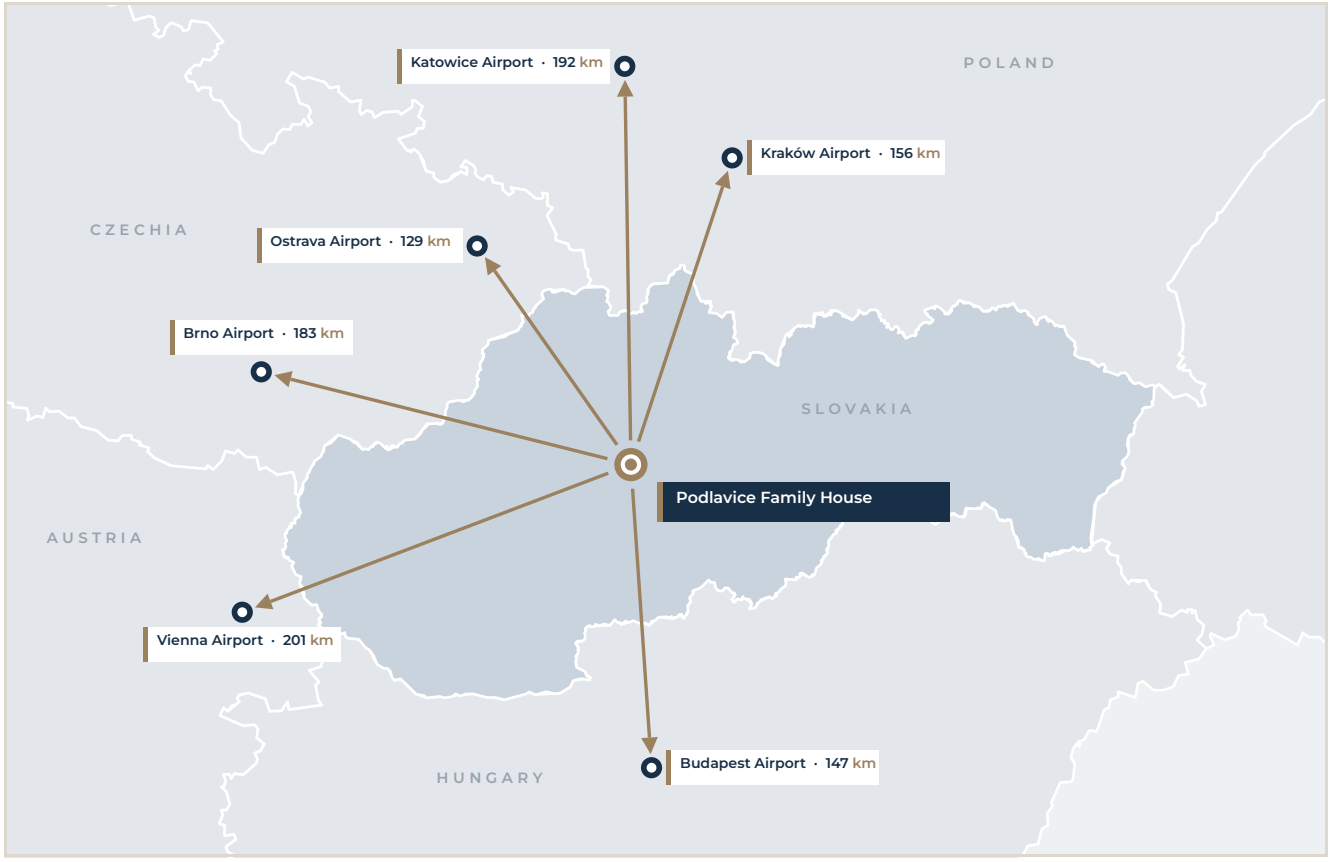
Airports within reach

The house lies in central Slovakia. The nearest airport is the regional Sliač Airport; international airports in Slovakia and neighbouring countries are within approx. 200 km. Distances are given as the crow flies.

AIRPORTS IN SLOVAKIA



NEAREST AIRPORTS IN NEIGHBOURING COUNTRIES

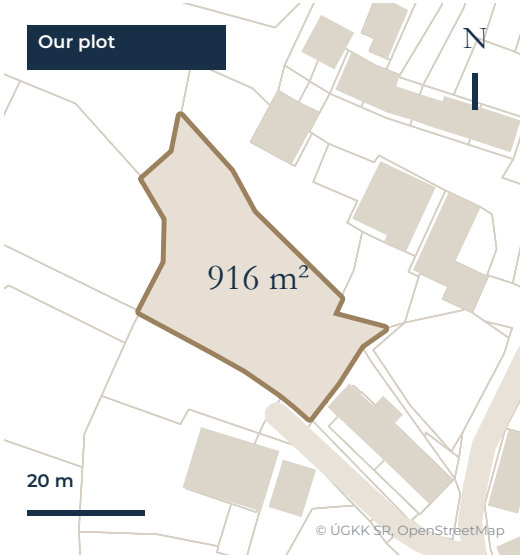


04 THE PLOT

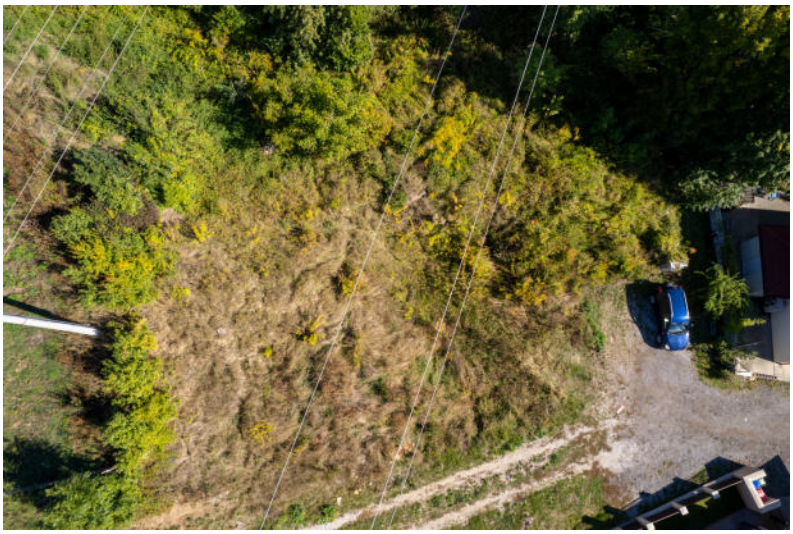
A plot with a building permit



The plot today · aerial photo, September 2026



Cadastral map · plot boundaries



Aerial view of the plot

A sloping plot of 916 m². The design deals with the slope by means of a retaining wall along the access road (12.5 m long, up to 2 m high). Construction will be carried out by a contractor experienced in building houses on slopes.

Planned utility connections: low-voltage electricity, water supply, foul and storm drainage.

05 THE HOUSE

A family house for comfortable long-term living







The house with an attic and a hipped roof offers 119 m² of usable floor area on two floors. The ground floor has a spacious living room with dining area and kitchen, two bedrooms and a bathroom; the attic has two more large bedrooms with their own bathroom.

The layout suits families as well as shared living, which widens the range of potential tenants. The house comes with a garden and fittings for rental, including a kitchen and appliances.

119 m²
usable floor area

4 + living room
bedrooms and living room with kitchen

2
bathrooms

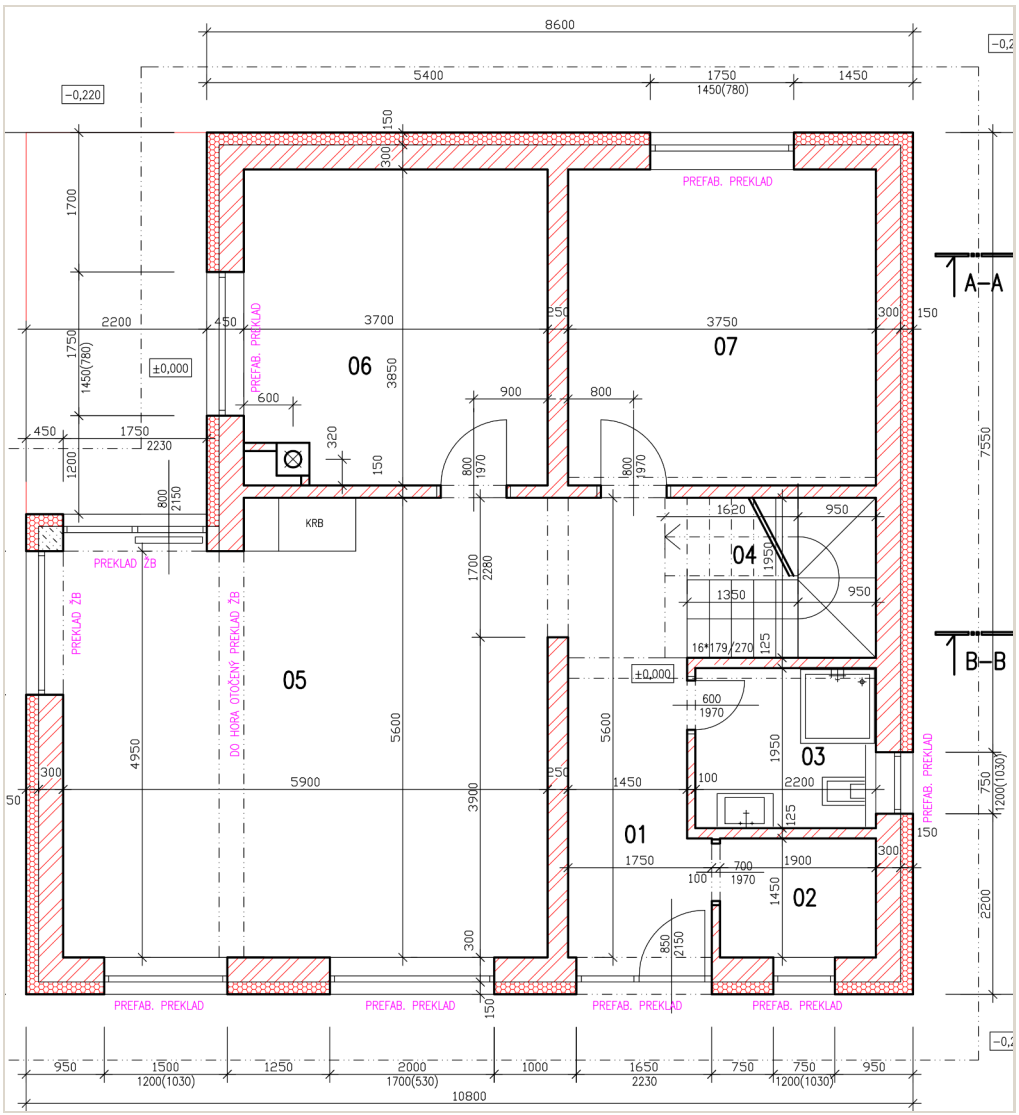
31.6 m²
living area with kitchen

heat pump
and underfloor heating

06 LAYOUT

Floor plan – ground floor

Ground floor 79.0 m²

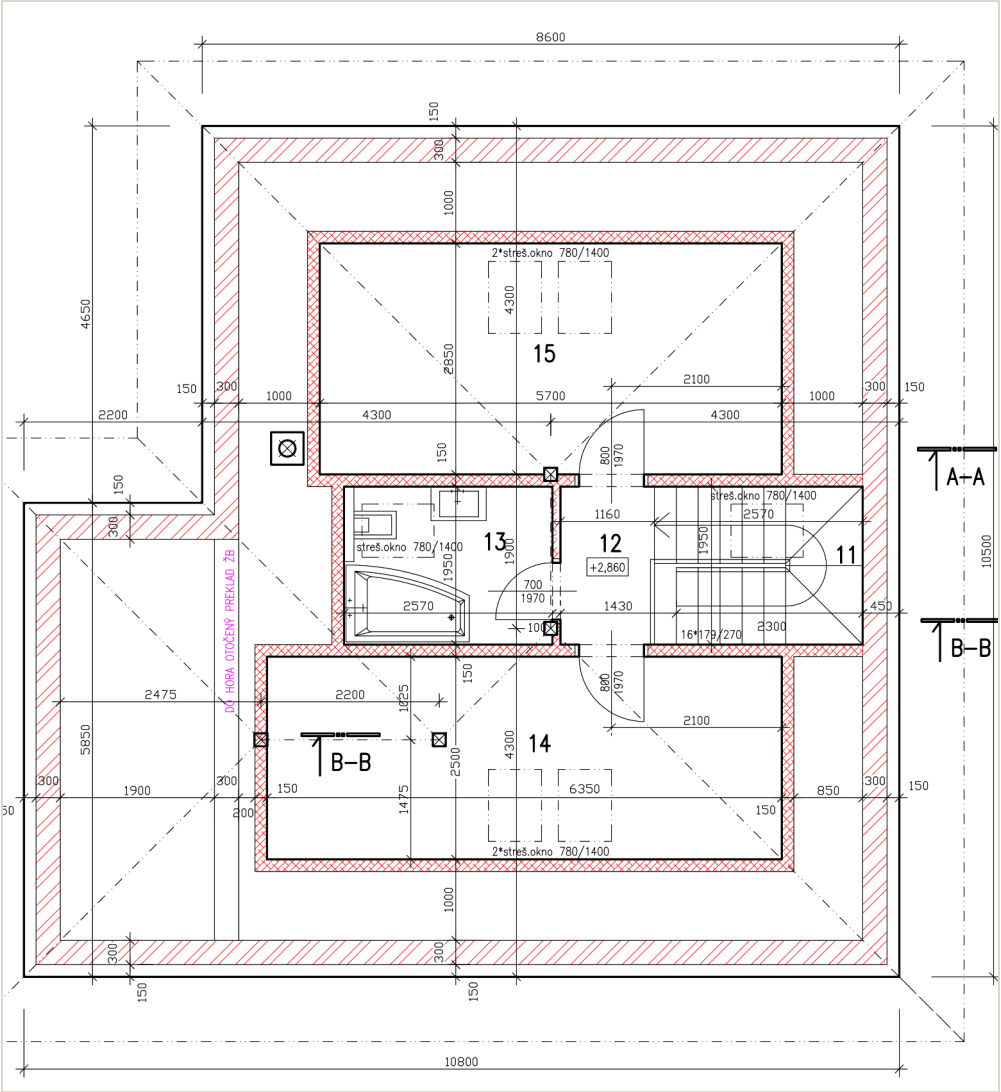


01	Entrance hall	8.6 m²
02	Utility room	2.8 m²
03	Bathroom	4.3 m²
04	Under-stair space	3.2 m²
05	Living room, dining area, kitchen	31.6 m²
06	Bedroom	14.1 m²
07	Bedroom	14.4 m²
	Total	**79.0 m²**

06 LAYOUT

Floor plan – attic

Attic 40.0 m²



12	Hallway	2.7 m²
13	Bathroom	4.9 m²
14	Bedroom	16.2 m²
15	Bedroom	16.2 m²
	Total	**40.0 m²**

TOTAL USABLE FLOOR AREA

119 m²

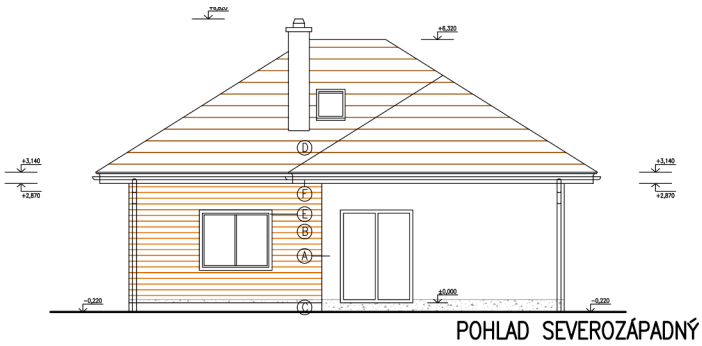
ground floor 79 m² + attic 40 m²

The attic area is stated excluding the staircase (4.4 m²). Attic partitions are plasterboard with mineral wool sound insulation.

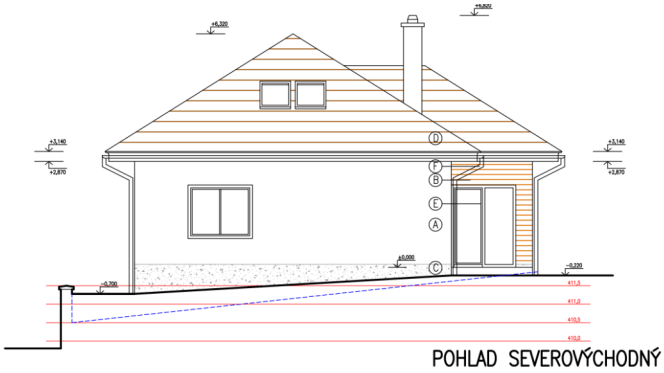
07 DESIGN DOCUMENTATION

Elevations

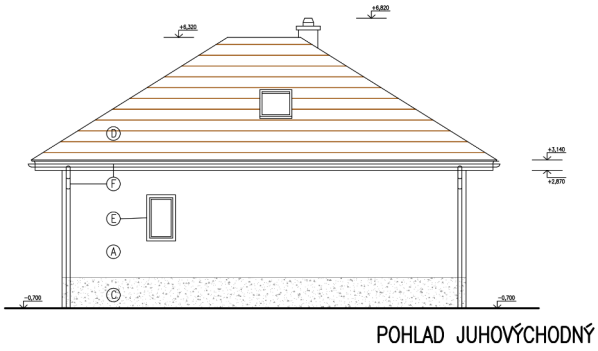
North-west elevation



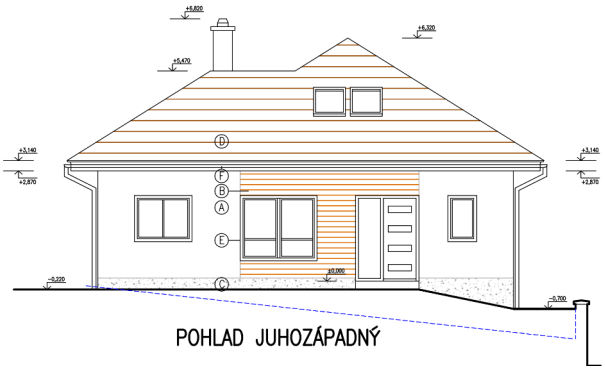
North-east elevation



South-east elevation



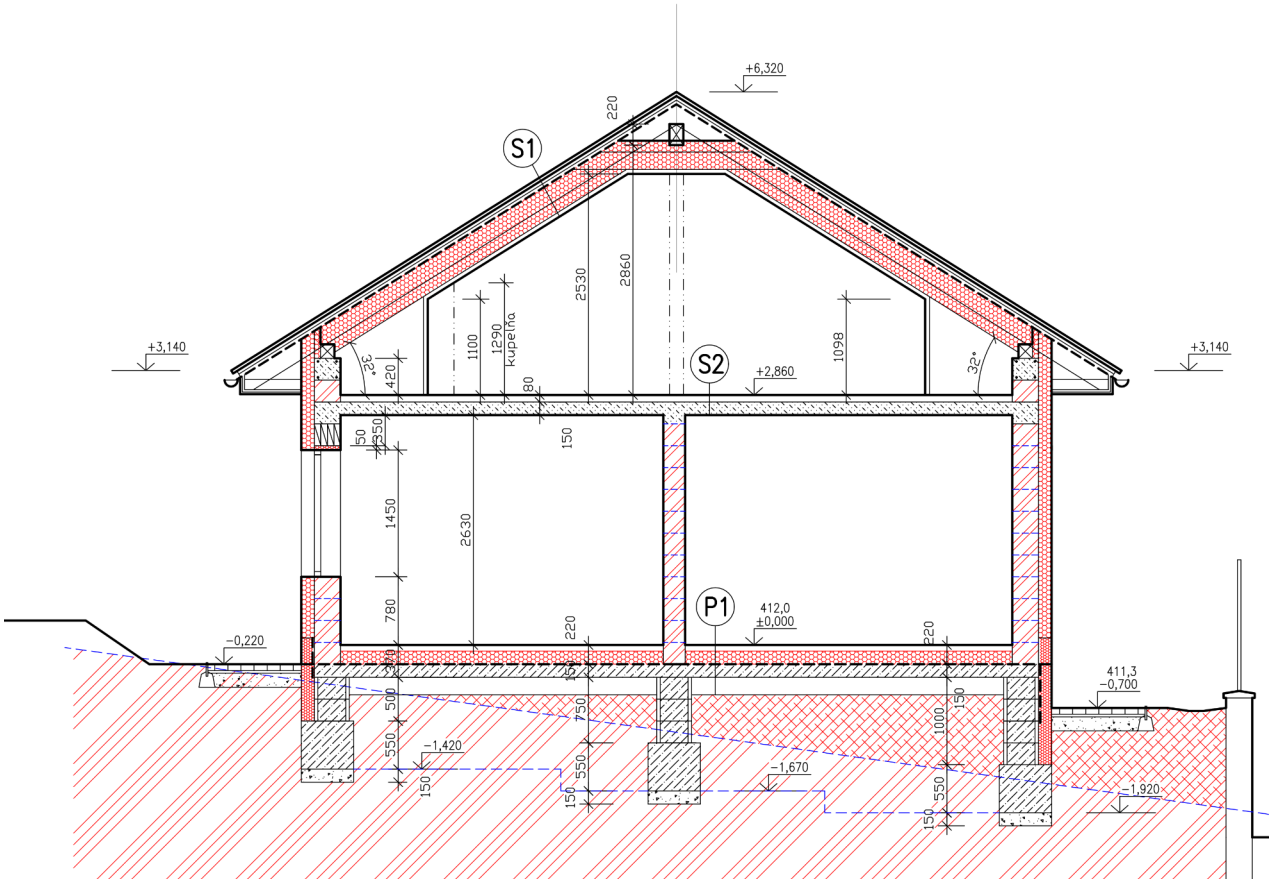
South-west elevation



07 DESIGN DOCUMENTATION

Section A–A

Section A–A

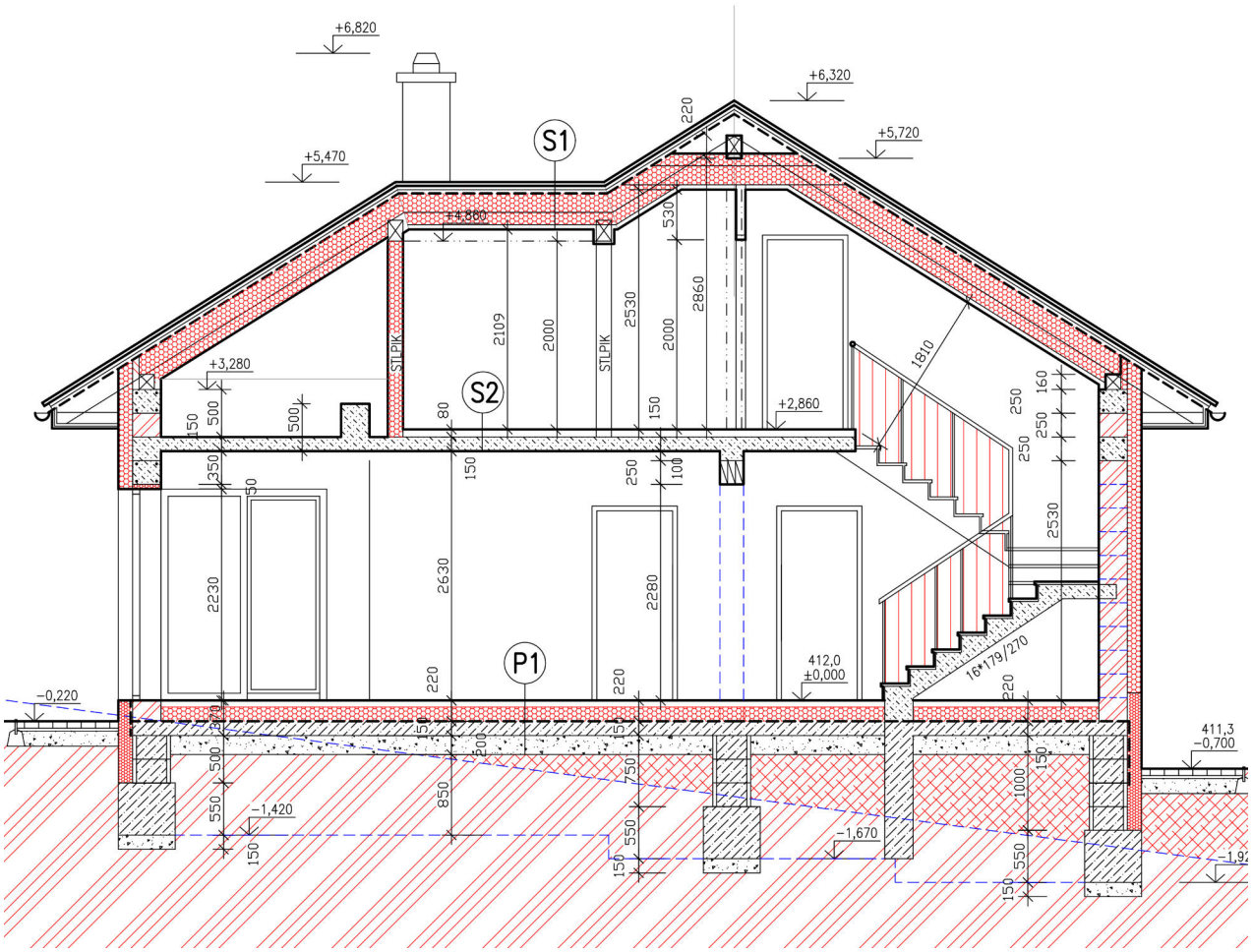


The cross-section shows the ground-floor slab with underfloor heating, the ceiling above the ground floor and the insulated roof structure over the attic. Ground-floor level ±0.000 corresponds to 412.0 m above sea level.

07 DESIGN DOCUMENTATION

Section B–B

Section B–B

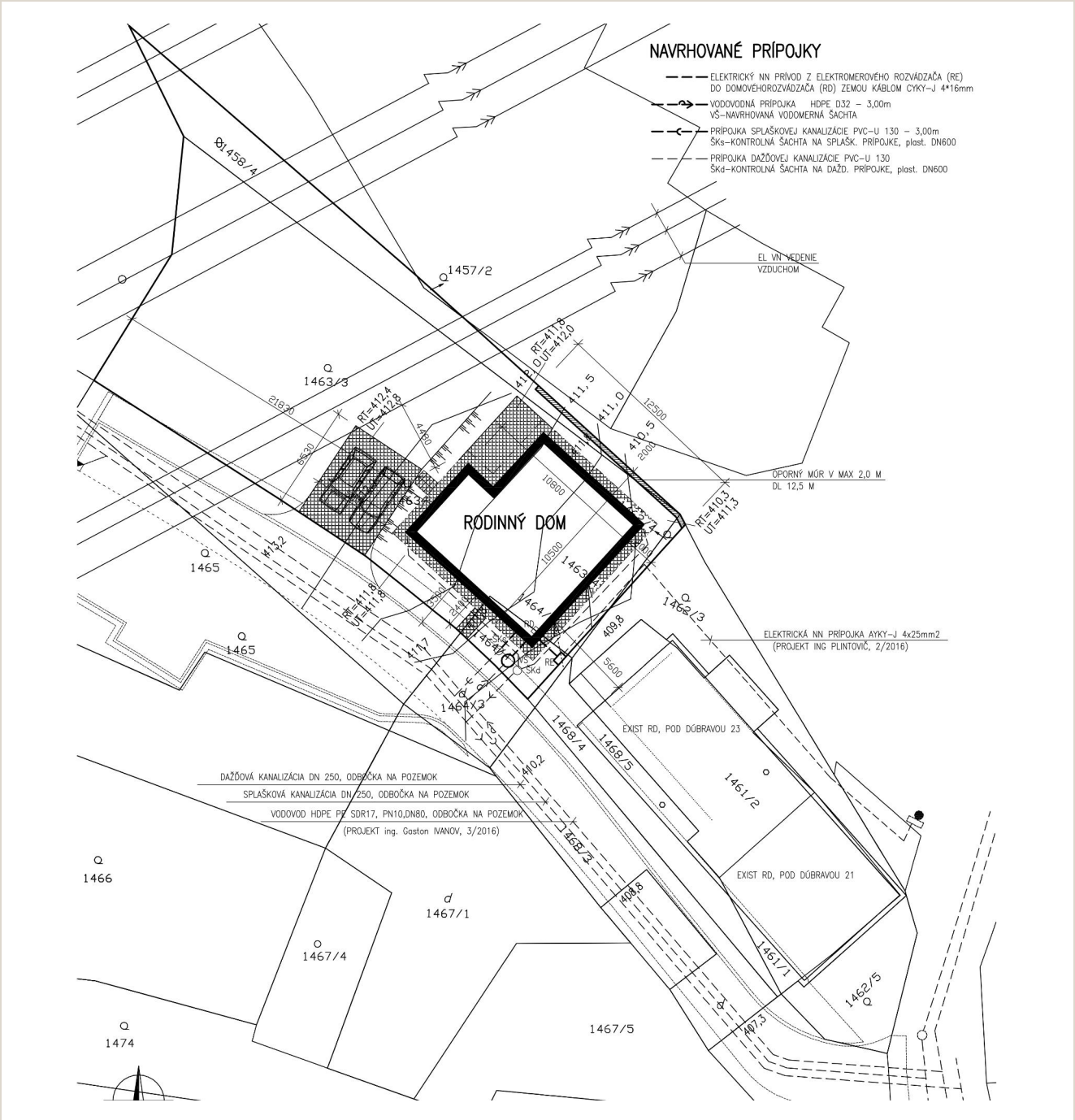


The longitudinal section runs through the staircase to the attic and shows the clear heights of both floors, the roof and ceiling build-ups, and how the house sits on the sloping terrain.

07 DESIGN DOCUMENTATION

Site plan

Site plan

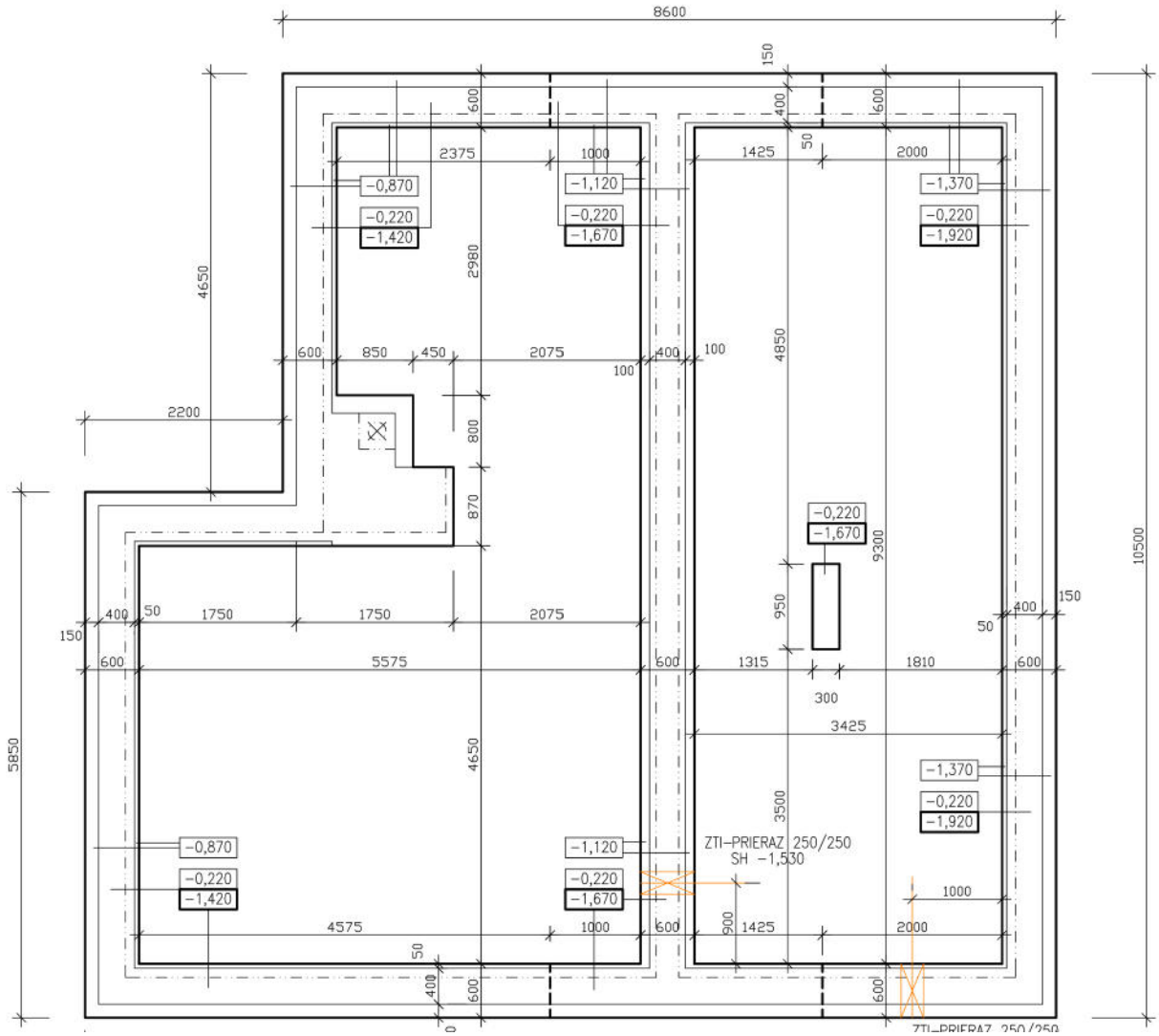


Position of the house on the plot, the retaining wall along the access road and the routes of the planned connections: low-voltage electricity, water supply, foul and storm drainage.

07 DESIGN DOCUMENTATION

Foundation plan

Foundation plan

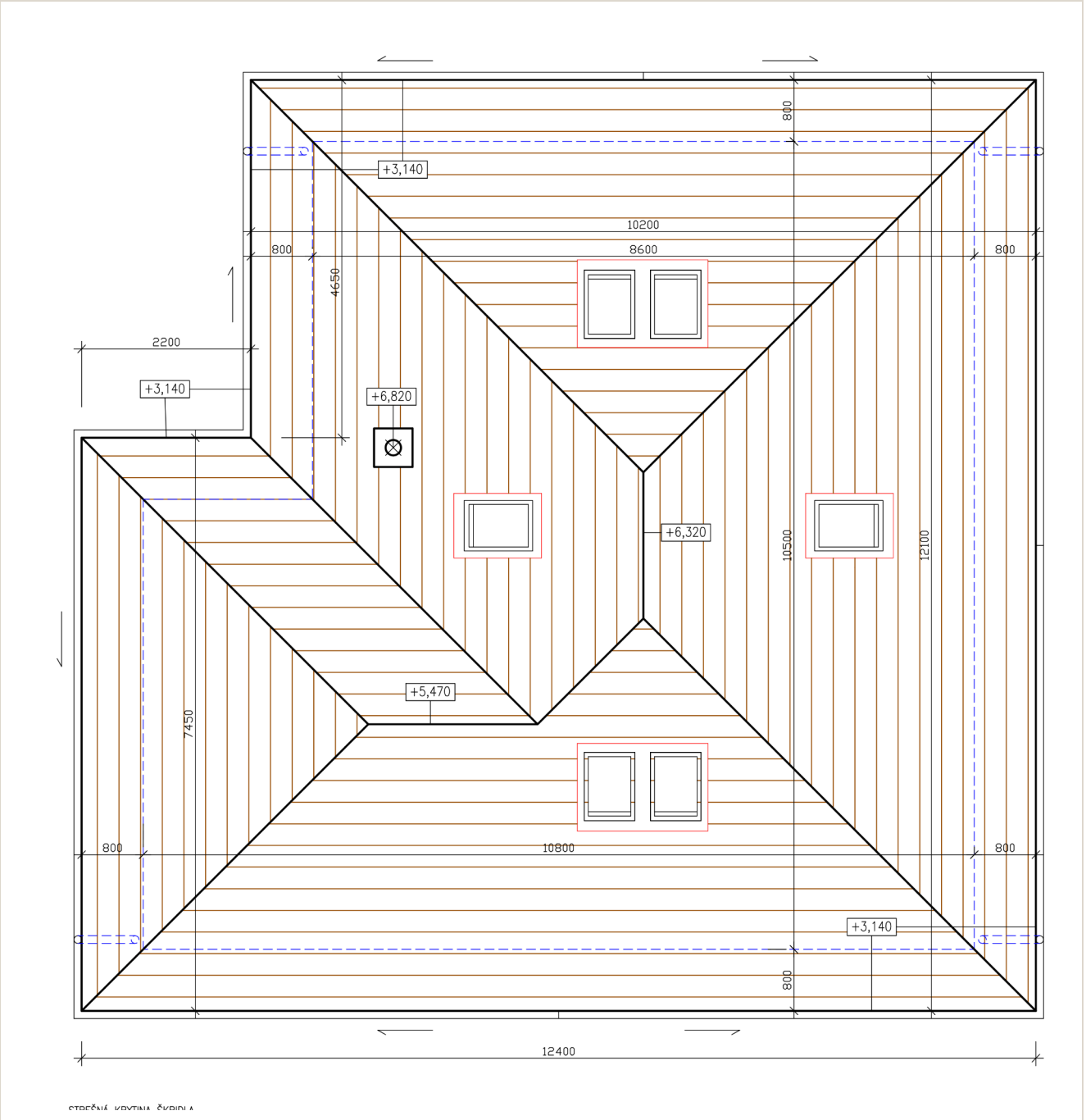


The strip foundations are designed in C 20/25 concrete; their final design will be confirmed by the structural engineer based on a subsoil assessment.

07 DESIGN DOCUMENTATION

Roof plan

Roof plan

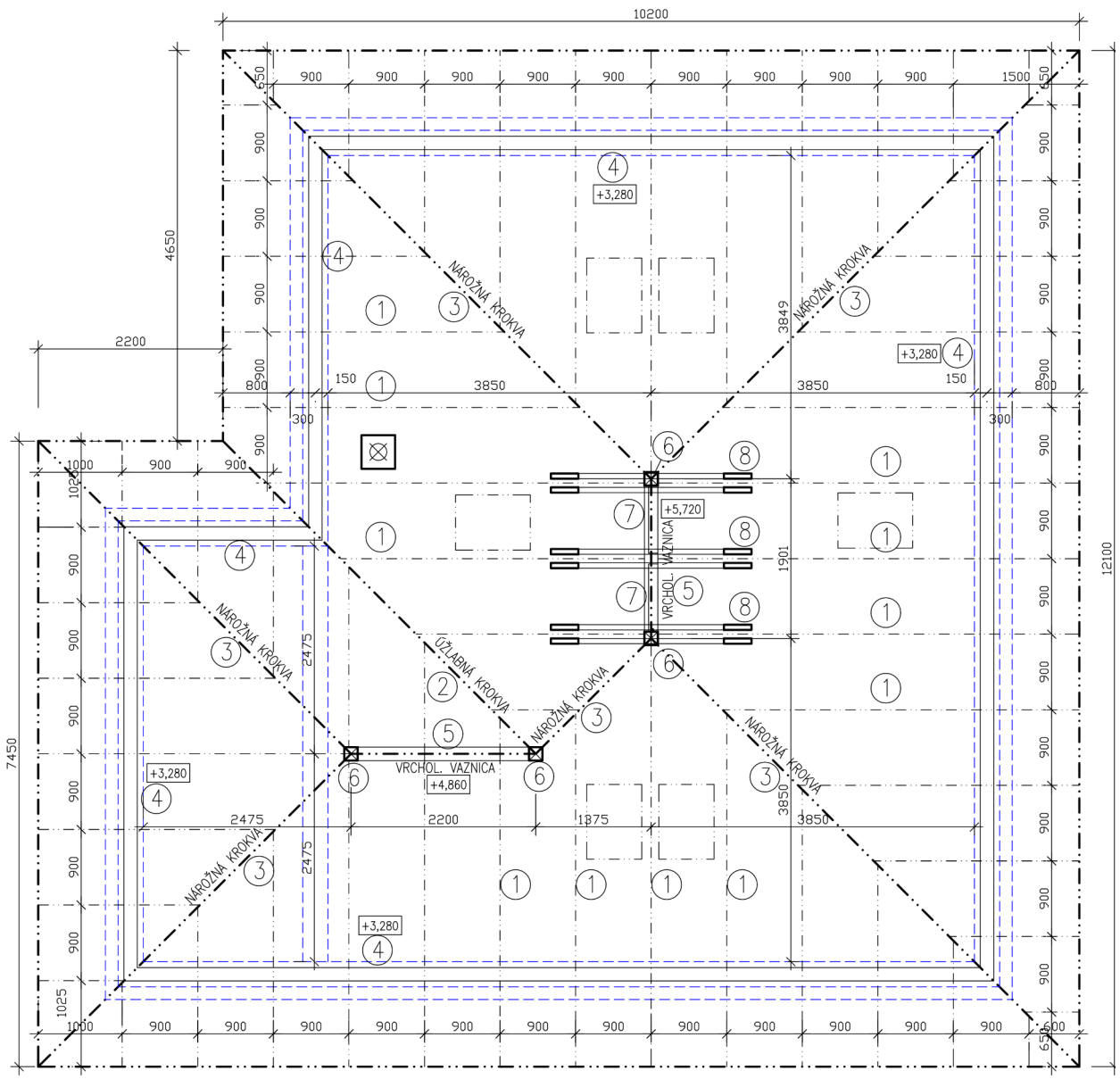


Hipped roof with tile covering and six VELUX roof windows lighting the attic bedrooms.

07 DESIGN DOCUMENTATION

Roof structure

Roof structure



Timber roof structure with protective coating; mineral wool thermal insulation between and below the rafters.

08 CONSTRUCTION AND SPECIFICATION

Masonry construction with an emphasis on low running costs



External walls
HELUZ clay block masonry, 300 mm, with an external thermal insulation system of 150 mm EPS and silicate render.

Internal walls
HELUZ P15 load-bearing walls, 250 mm; HELUZ partitions, 115 and 140 mm. Plasterboard partitions with sound insulation in the attic.

Ceiling
Reinforced concrete floor slab, C 30/37 concrete.

Roof
Tiles on battens with a breathable membrane, mineral wool insulation between and below the rafters, six VELUX roof windows.

Heating and floors
8 kW air-to-water heat pump, underfloor heating, self-levelling screed, ceramic tiles and laminate flooring.

Windows and doors
uPVC windows and doors, interior doors in wrap-around frames.

FAÇADE MATERIALS

Fine-grained scraped render
sand

Render with a wood-cladding effect
brown

Plinth render
greyish brown

Roof covering – tiles
dark grey

uPVC windows and doors
white

Flashings and gutters
grey

KRENG
CORPORATION



The family house in Podlavice is one of the projects of KRENG Corporation.
We will be happy to provide more information about the project in person.

PROJECT BY

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KRENG PROJECT · FAMILY HOUSE FOR RENT · PODLAVICE, BANSKÁ BYSTRICA

This material is for information purposes only and does not constitute a binding offer or a draft contract.

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