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KRENG PROJECT · LEISURE AND RECREATION RESORT · 2026

Grúniky Leisure and Recreation Resort

leisure and recreation · winter and summer · lodge · cottage · Upper Orava

AREA

12.7 ha

site, expandable to 40 ha

SKI LIFTS

3 lifts

2 large lifts and a children's lift

SEASON

all year

winter, summer, accommodation and events

A project by **KRENG Corporation**

www.krengestate.com

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01 INTRODUCTION

A year-round resort in Orava

The Grúniky Leisure and Recreation Resort near Sihelné in Upper Orava is a KRENG Corporation project – a large year-round mountain resort for the whole family. Its 126,714 m² include three lifts with snowmaking, summer attractions, a lodge with restaurant and rooms, and a cottage by a pond.

Skiing and snowmobiles in winter; biking, bobsleds, horses, climbing, archery and a mini farm in summer; hunting in nearby forests – plus weddings, events and accommodation all year.



01
Winter
Skiing on three lifts.

02
Summer
Biking, bobsled track, farm.

03
Lodge
Accommodation, restaurant, events.

04
Cottage
Privacy by the pond.

05
Development
Chalets and site expansion.

CONTACT

We will be happy to provide more information about the resort and arrange a site visit in person.

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02 THE RESORT IN NUMBERS

Three lifts and a lodge on 12.7 hectares

The resort lies on the slopes above the village of Sihelné at an altitude of approximately 830 – 970 m. Three lifts, slopes with snowmaking, a lodge, a cottage and extensive meadows form a single whole that is alive all year round.

126,714 m²	3 lifts	3,000/h	all year
site area expandable by 27.5 ha	2 large lifts and a children's lift	hourly capacity of all lifts	winter and summer, rooms and events

KEY FACTS

Municipality	Sihelné, Námestovo district, Žilina region
Cadastral area	Námestovské Pilsko and Sihelné
Site area	126,713.78 m², possible expansion by 275,328.80 m²
Project	Grúniky leisure and recreation resort, lodge, cottage, chalets
Lifts	lift A 813 m, lift B 761 m, children's lift 304 m
Utilities	water supply, sewerage with treatment plant, own transformer station
Condition	**resort in year-round operation**
Use	**year-round recreational resort**





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03 LOCATION

Sihelné – Upper Orava

Sihelné lies in Upper Orava in the Námestovo district, below the ridges of the Orava Beskids near the Polish border. The Grúniky Leisure and Recreation Resort sits in a peaceful setting of forests and meadows at an altitude of approximately 830 – 970 m, with views of the Tatras and the Beskids.



Námestovo

District town on the Orava Reservoir.

Poland

Close to the Oravská Polhora border crossing.

Nature

Forests, meadows and views of the Tatras and Beskids.

Catchment area

Visitors from Orava, Kysuce and southern Poland.



THE RESORT IN NUMBERS

Municipality	Sihelné
Altitude	≈ 830 – 970 m
District	Námestovo
Region	Žilina
Slopes	≈ 2.4 km

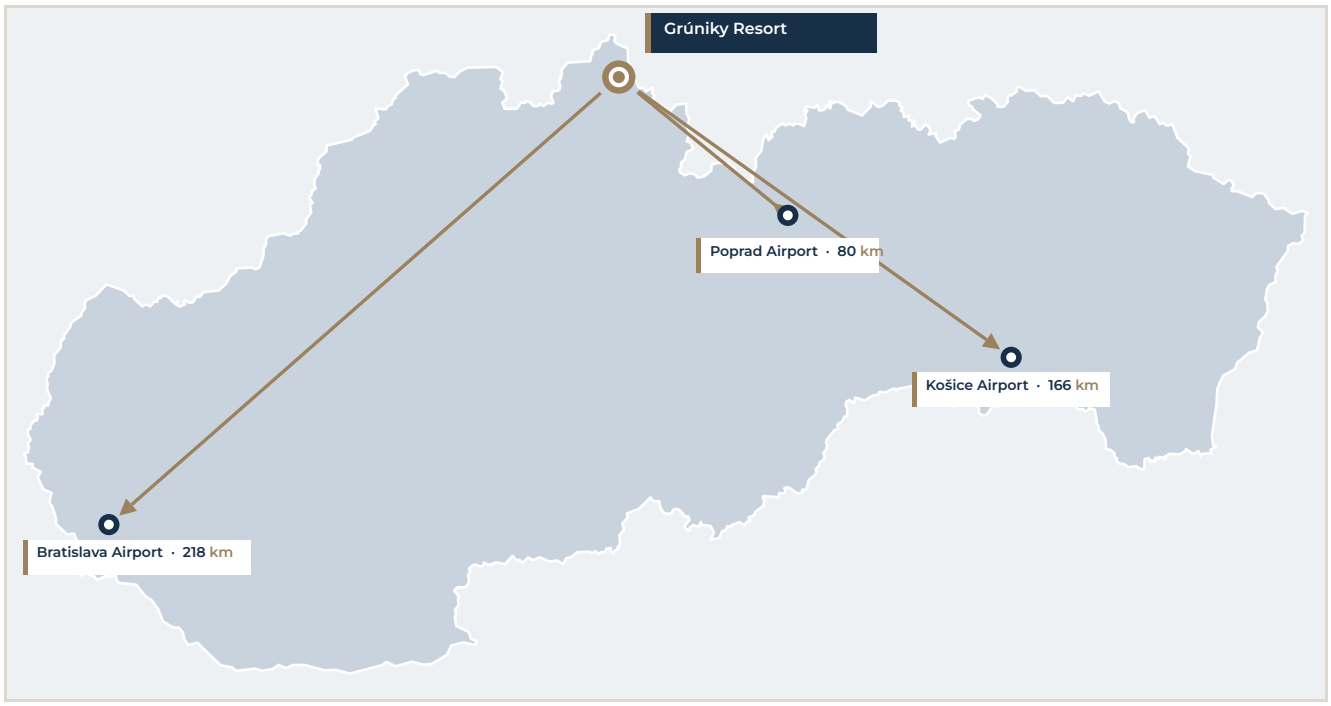
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04 ACCESSIBILITY

Airports within reach

The resort 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



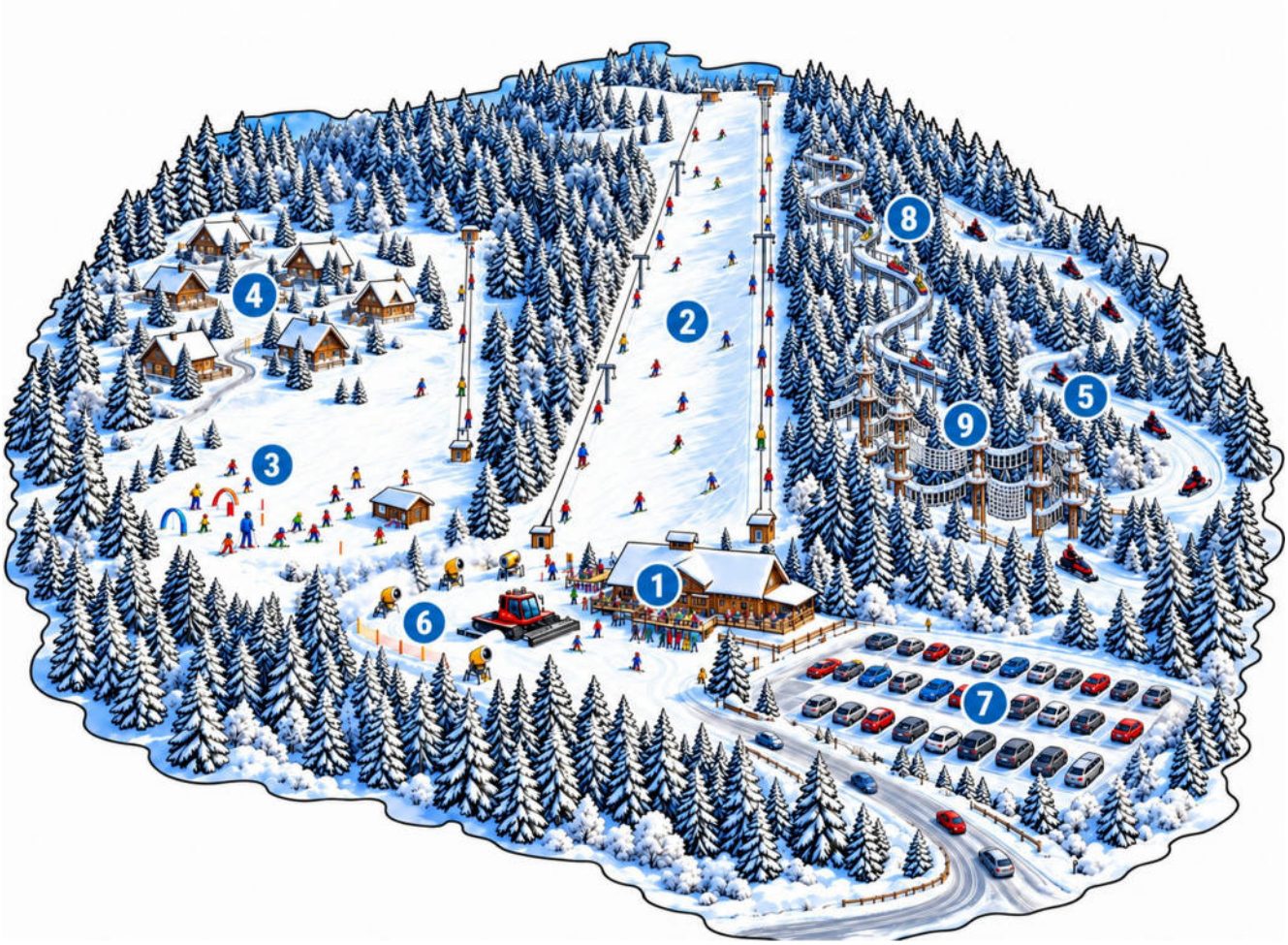
NEAREST AIRPORTS IN NEIGHBOURING COUNTRIES



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05 RESORT MAP · WINTER

Winter season at the resort



LEGEND · WINTER SEASON

1. Lodge – restaurant and accommodation
2. Main slope and 2 lifts
3. Children's lift and ski school
4. Rental chalets
5. Snowmobiles
6. Snowmaking and snowcat
7. Car park
8. Year-round bobsled track
9. Rope park

Illustrative map of the resort – winter season.

05 RESORT MAP · SUMMER

Summer season at the resort



LEGEND · SUMMER SEASON

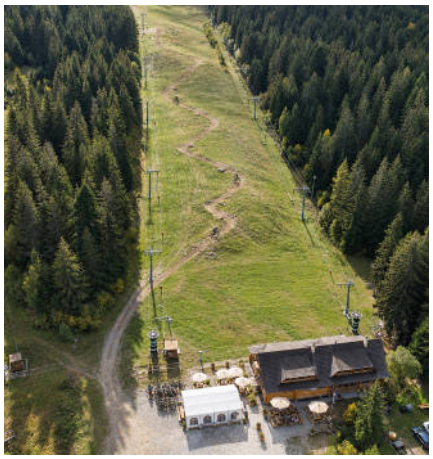
1. Lodge – restaurant and accommodation
2. Weddings and events
3. Bike trail on the slope
4. Lookout tower
5. Bobsled track
6. Rope park
7. Rental chalets
8. Playground
9. Mini farm – horses and sheep
10. Archery
11. Car park

Illustrative map of the resort – summer season.

05 RESORT VIEWS · SUMMER

The resort in summer









Visualisations of the resort – summer season.

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05 RESORT VIEWS · WINTER

The resort in winter









Visualisations of the resort – winter season.

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06 WINTER SEASON

Lifts, snowmaking and equipment

The resort has three surface lifts – two on the main slope and a children's lift. The slopes have artificial snowmaking and are groomed by snowcats; facilities include the lodge at the bottom station and a car park.

FACILITY	LENGTH	CAPACITY
Ski slopes	**≈ 2.4 km**	**3 slopes**
Ski lifts	**1,878 m**	**3,000/h**
Lift A – main slope	813 m	1,200 pers./h
Lift B – main slope	761 m	1,200 pers./h
Children's lift	304 m	600 pers./h
Artificial snowmaking with pumping station	–	on site
Slope grooming with snowcats	–	snowcats
Resort facilities	–	–
Lodge – restaurant and accommodation	–	on site
Car park at the bottom station	–	on site
Ski equipment rental	–	on site
Own transformer station	–	on site
Water supply and wastewater treatment plant	–	–
SITE AREA	**12.7 ha**	**+ 27.5 ha**





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07 YEAR-ROUND USE

How the resort can be used

An experience resort that is alive all year. Skiing and snowmobiles in winter; biking, a bobsled track, horses, climbing and archery in summer – plus a farm, hunting in the surrounding forests and events.

01

Downhill biking

Bike trails on the slopes with lift uphill transport.

02

Bobsled track

A year-round attraction for families with children.

03

Horses and mini farm

Horse riding, sheep and cheese making.

04

Climbing course

Rope and climbing obstacles in the forest.

05

Archery

Shooting range and hunting in the surrounding forests.

06

Snowmobiles

Winter trips away from the slopes.

Children's zone, farm cheese shop, Tatra viewpoint and weddings all year round.



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08 LODGE

Lodge by the slopes

The timber lodge stands right next to the bottom lift station and car park. It offers a restaurant with a fireplace, a kitchen, guest rooms and a covered terrace – a base for skiers and summer guests, weddings, corporate events and other occasions.







08 LODGE · INTERIOR

Restaurant, kitchen and accommodation

The lodge interior is made of solid wood – a restaurant with seating for larger groups, a professional kitchen and guest rooms. The resort is equipped for weddings, celebrations and corporate events.













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09 COTTAGE

A private cottage in seclusion

The resort's second building is a private cottage by its own pond, approximately 500 m from the lodge and slopes. Guests enjoy peace and seclusion with fishing right by the cottage – while all the resort's attractions remain within reach.







09 COTTAGE · MAP

Cottage and resort in summer



LEGEND · SUMMER SEASON

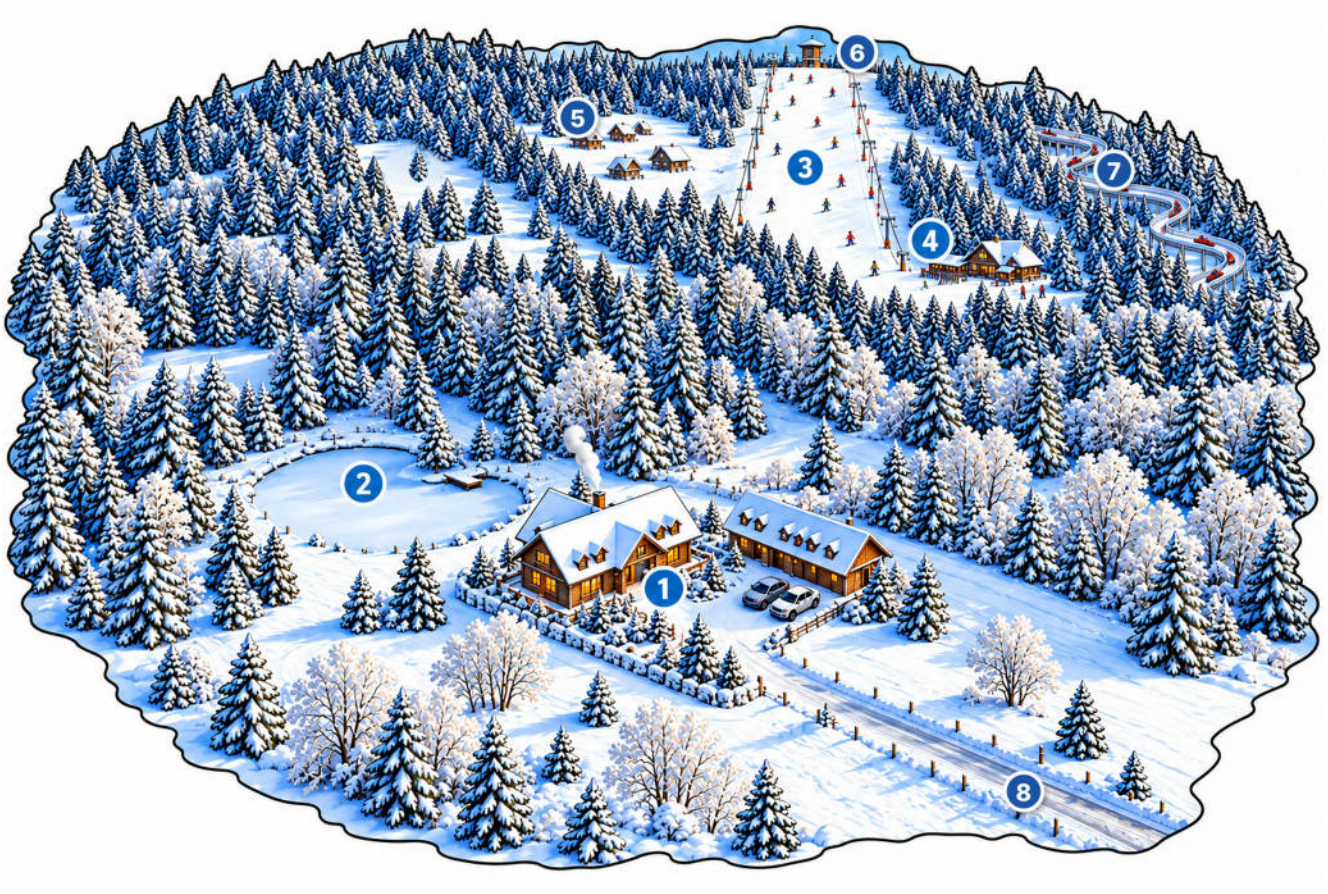
1. Secluded cottage
2. Pond – fishing
3. Grúniky Resort (approx. 500 m)
4. Lodge – restaurant and accommodation
5. Rental chalets
6. Lookout tower
7. Bobsled track
8. Access road

Illustrative map – the secluded cottage and the Grúniky Leisure and Recreation Resort, summer season.

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09 COTTAGE · MAP

Cottage and resort in winter



LEGEND · WINTER SEASON

1. Secluded cottage
2. Pond
3. Grúniky Resort (approx. 500 m)
4. Lodge – restaurant and accommodation
5. Rental chalets
6. Lookout tower
7. Year-round bobsled track
8. Access road

Illustrative map – the secluded cottage and the Grúniky Leisure and Recreation Resort, winter season.

10 SITE DEVELOPMENT

Developing the resort for year-round operation

The resort is ready for year-round operation and further development. The site can be enlarged further – by acquiring neighbouring land, building new cottages and chalets, and extending the resort with more slopes and attractions.

THE RESORT IN NUMBERS

Site area	**126,713.78 m²**
Possible expansion	275,328.80 m²
Total after expansion	402,042.58 m²
Lift A	813 m
Lift B	761 m
Children's lift	304 m
Lift capacity	3,000/h
Altitude	**830 – 970 m**
Ski slopes	**≈ 2.4 km**

Resort operation

Winter and summer seasons, lodge, rental and events.

Building chalets

New rental chalets on the meadow by the children's lift.

Site expansion

A further 27.5 ha – new land, cottages and resort expansion.

Farm

Sheep, horses and cheese making.

Events

Weddings and events at a fully equipped resort.

Transport

Good access and on-site parking.

Own management

The resort has its own management team that covers all operational needs – slope maintenance, snowmaking and facilities.

Mountain resort atmosphere

Views of the Tatras and Beskids, forests, peace and privacy – without the crowds.

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11 DEVELOPMENT · NEW CHALETS

New chalets on the meadow by the lift

The resort's greatest potential: a cluster of modern mountain rental chalets right on the meadow by the children's lift. Guests step off the terrace straight onto the slope – or in summer onto their bikes, to the horses or the farm – year-round rental in a fully fledged mountain resort.









01

Year-round rental

Skiers in winter; families, cyclists and wedding guests in summer.

02

Everything within reach

Lifts, lodge, farm, horses and events right on site.

03

Room for more

The meadow and 27.5 ha of further land for new chalets.

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12 STRENGTHS

Strengths of Grúniky

Grúniky combines an operating year-round resort – skiing, summer attractions, dining, accommodation and events – with a large development area in the natural setting of Upper Orava.

01

Operating resort

Skiing, summer attractions, lodge and events in operation.

02

Year-round operation

Summer, events and accommodation alongside the winter season.

03

Large area

12.7 ha with the option to expand to 40 ha.

04

Two buildings

A lodge by the slope and a private cottage.

05

Nature and views

Forests, meadows and views of the Tatras and Beskids.

06

Accessibility

Good access and parking right on site.

Winter, summer, farm and events – all in one place in Orava.



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13 APPENDICES · SITE AREA

Site boundaries



126,713.78 m²	275,328.80 m²	40.2 ha
site area	possible expansion	site after expansion

The marked resort area (126,713.78 m²) – possible enlargement with further land, cottages and resort expansion.

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The Grúniky Leisure and Recreation Resort is part of KRENG Corporation's project portfolio. We will be happy to provide more information about the project and arrange a site visit in person.

A PROJECT BY

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This material is for information purposes only and does not constitute a binding offer or a draft contract. Resort maps and visualisations are illustrative.