KRENG
CORPORATION



KRENG PROJECT · RECREATIONAL RESORT · 2026

Recreational resort Modra – Piesok

near Zochova chata · Little Carpathians · resort with ten chalets

PROJECT AREA

8,543 m²

a self-contained site in the forest

CONCEPT

10 chalets

a mountain resort in the forest

LOCATION

Piesok

Little Carpathians · near Zochova chata

A project by **KRENG Corporation**

www.krengestate.com

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01 INTRODUCTION

A recreational resort in the heart of the Little Carpathians

This KRENG Corporation project focuses on the redevelopment of a former children's camp in the Modra – Piesok recreational area, close to the well-known Zochova chata. The self-contained 8,543 m² site lies in the forests of the Little Carpathians and has existing infrastructure – electricity, water mains, its own well and a water reservoir.

An architectural concept has been prepared for a recreational resort with ten chalets, parking and relaxation areas. The finished chalets are intended for sale to end buyers as holiday properties.



01

Location

Modra – Piesok, under an hour from Bratislava, in the Little Carpathian forests.

02

Concept

Ten two-storey chalets with sauna, a car park, a playground and a fitness trail.

03

Sale

Finished chalets are sold to end buyers as holiday properties.

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02 THE PROJECT IN NUMBERS

A self-contained site with a ready resort concept

The former children's camp forms a functional whole with existing infrastructure and site layout. The prepared concept envisages its transformation into a higher-standard recreational resort.

8,543 m²	10	125 m²	2
project area a self-contained site in the forest	**chalets** per the resort concept	**floor area** per chalet	**floors** in each chalet

KEY FACTS

Location	Modra – Piesok, Pezinok district
Cadastral area	Modra
Position	near the Zochova chata hotel, Little Carpathians
Existing buildings	main lodge, 3 masonry cabins, sanitary block, approx. 12 log cabins
Infrastructure	electricity, water mains, own well and reservoir, paved areas
Land	purchase of land under the chalets and facilities from the Town of Modra
Concept	**recreational resort with 10 chalets, parking and relaxation areas**

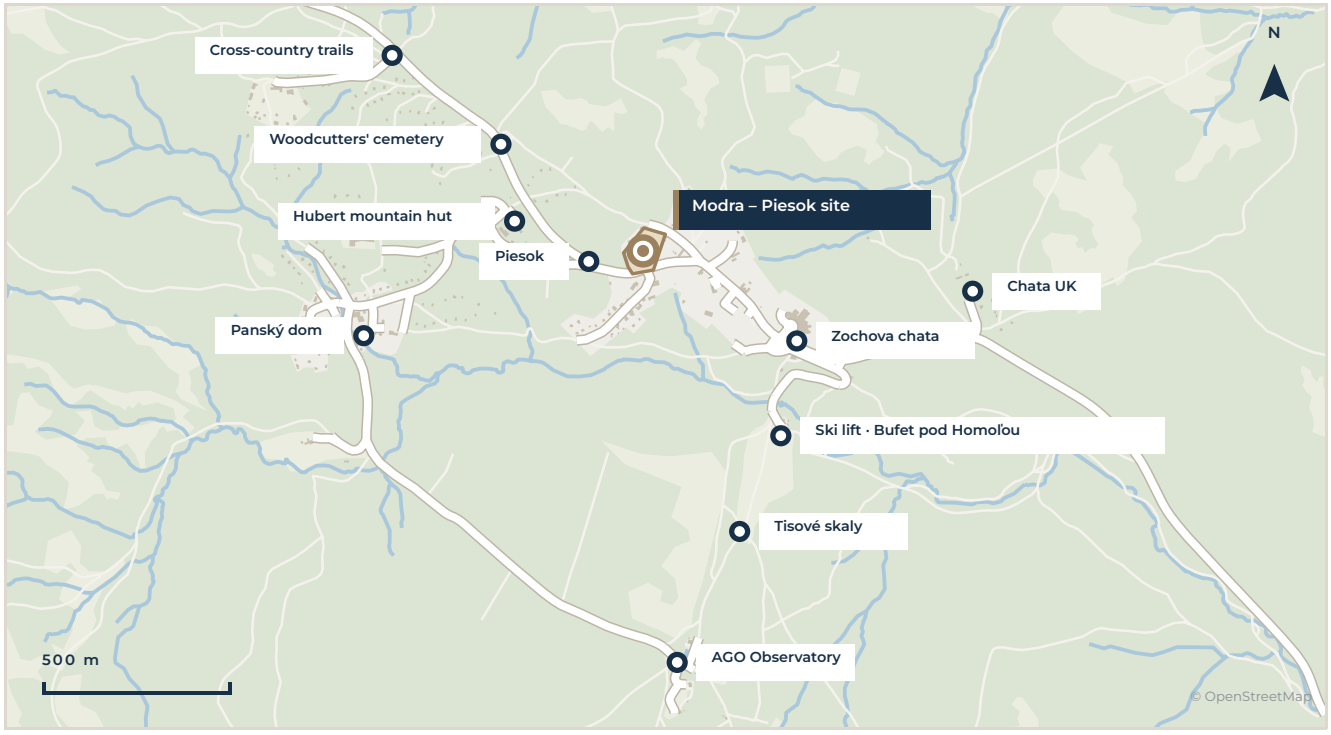


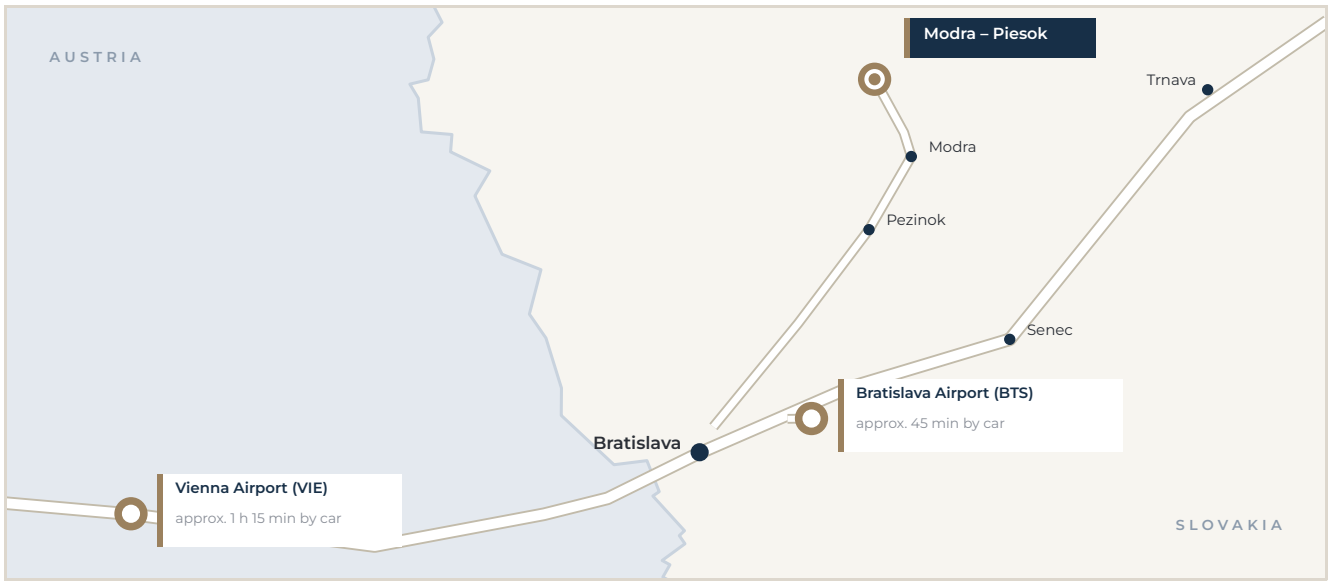
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03 LOCATION

Modra – Piesok, Little Carpathians

Modra – Piesok is an established recreational area of the Little Carpathians and part of the wine town of Modra, less than an hour's drive from Bratislava. It offers hiking and cycling trails, cross-country ski loops and an observatory; the Zochova chata hotel is about 500 m from the site.





Zochova chata

Hotel and destination approx. 500 m from the site.

Ski lift

At Bufet pod Homoľou, approx. 600 m from the site.

Bratislava

Under an hour's drive, airport approx. 45 min.

Vienna Airport

Approx. 1 h 15 min by car – international connections.

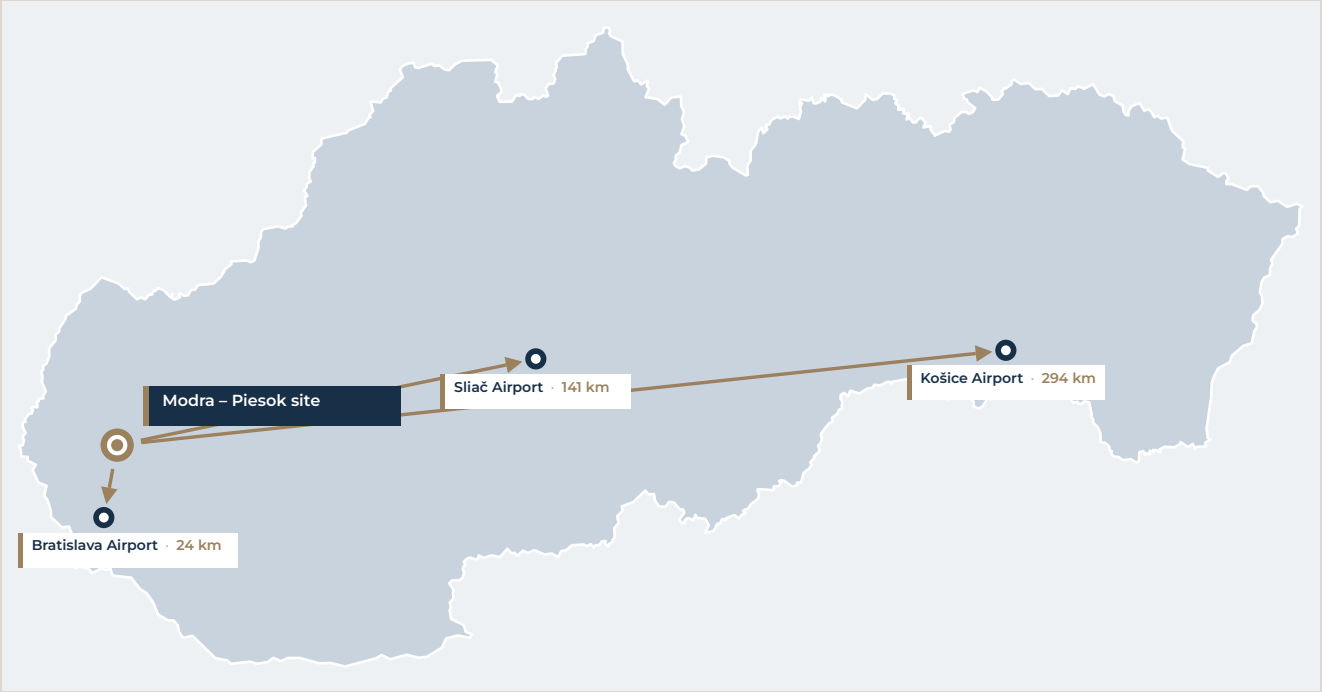
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04 ACCESSIBILITY

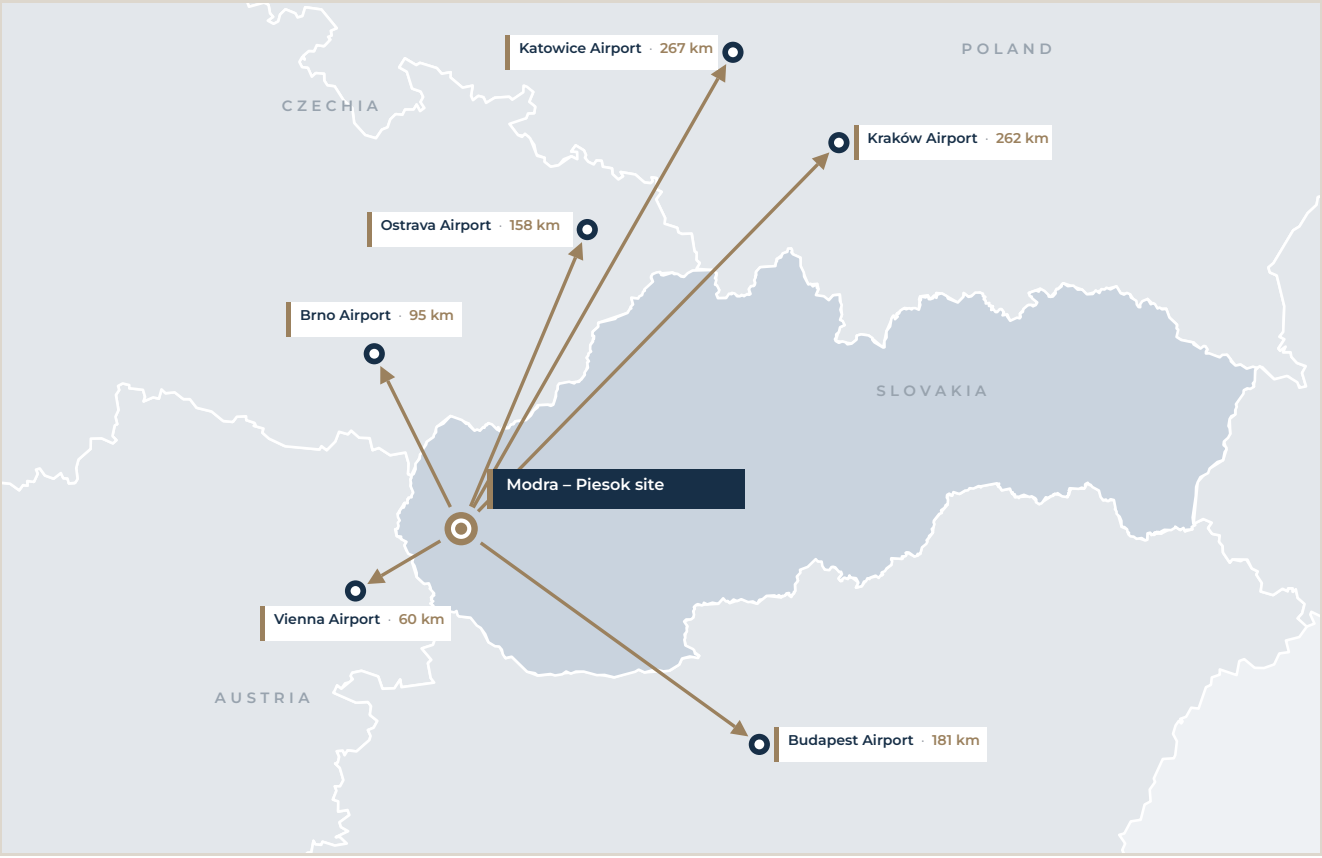
Airports within reach

The site lies in western Slovakia within reach of two international airports – Bratislava Airport is approximately 24 km away and Vienna Airport approximately 60 km. Distances are given as the crow flies.

SLOVAK AIRPORTS



NEAREST AIRPORTS IN NEIGHBOURING COUNTRIES



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05 CURRENT CONDITION

The former camp today

The photographs show the current condition of the site (August 2026). The buildings are in their original technical condition – under the concept they will be removed and replaced by new construction.



Central meadow with log cabins surrounded by forest



Log cabins on the site



Masonry buildings on the site







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06 INFRASTRUCTURE AND FACILITIES

Existing utilities – lower development costs

A key advantage of the site is its existing infrastructure. Unlike building on undeveloped land, there is no need to build basic utilities and roads from scratch – they only need to be modernised and adapted to the new use.

01

Electricity

The site is connected to the power grid.

02

Water

Water mains, own well and reservoir with equipment.

03

Roads

Internal roads, paved areas and entrance.

04

Fencing

Fenced site with lighting and furniture.

05

Buildings

New chalets will replace the old buildings.

06

Land use

Historically used for recreation.

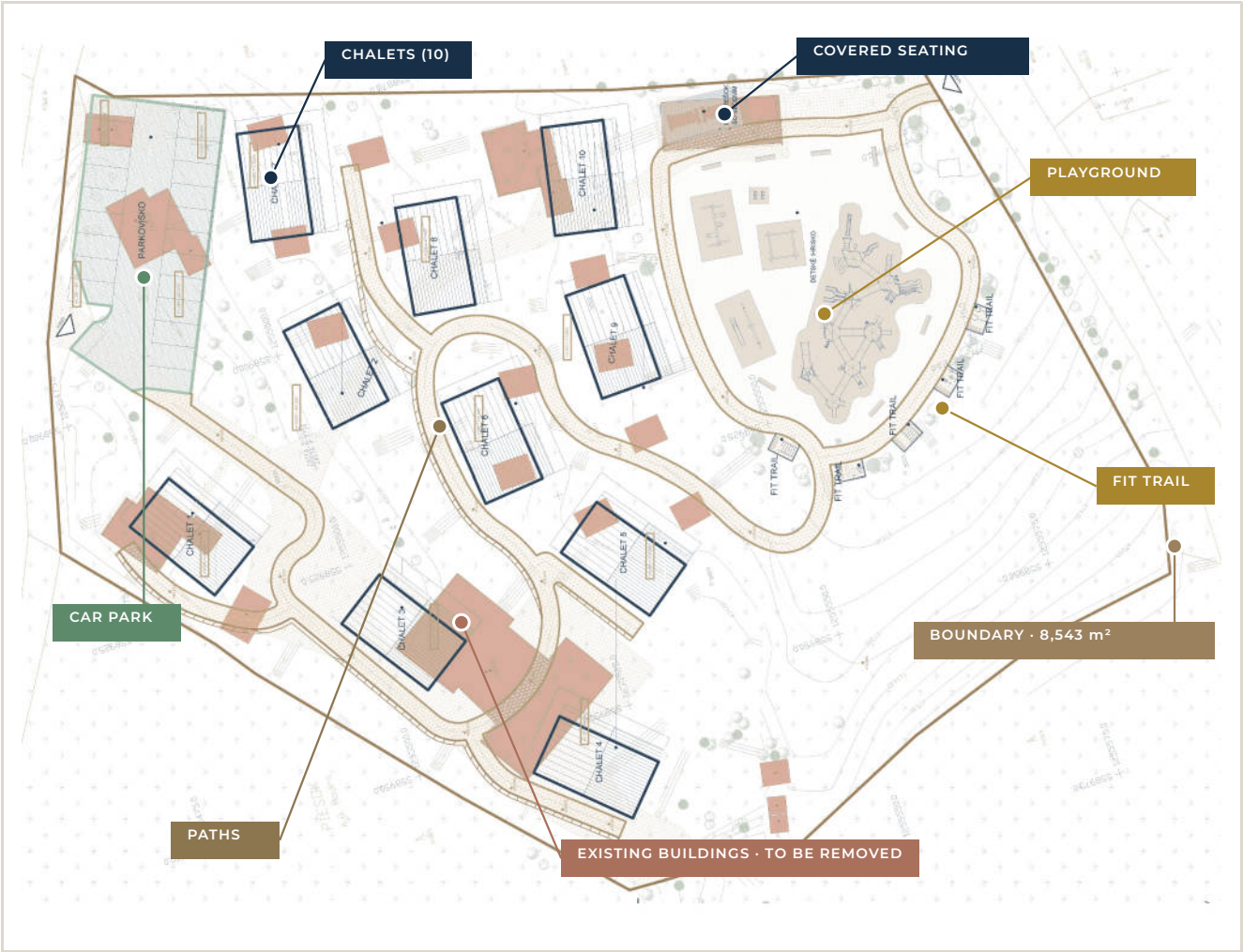


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07 PROJECT CONCEPT

A recreational resort with ten chalets

The architectural concept envisages ten two-storey chalets (footprint 85 m²) set among the trees along new paths. A car park is planned at the entrance, with a playground, fitness trail and a covered seating area in the open part of the site.



CONCEPT IN NUMBERS

Chalets	10 two-storey
Footprint	85 m² / chalet
Floor area	126 m² / chalet
Car park	at the site entrance
Leisure and sport	playground, fitness trail, shelter
Project area	**8,543 m²**



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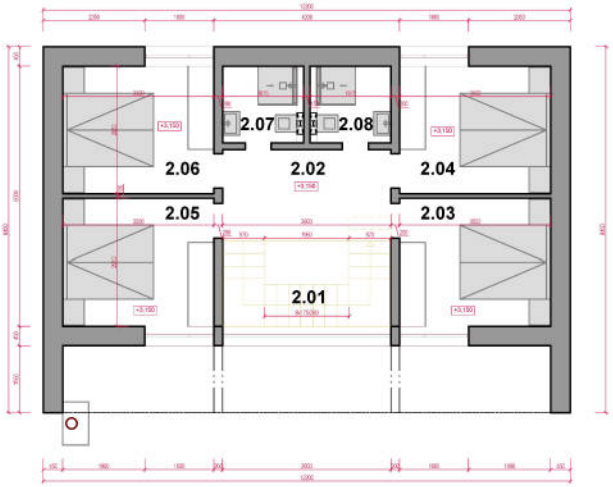
08 CHALET – LAYOUT

Four bedrooms, a sauna and a spacious living room

A two-storey chalet with an 85 m² footprint. The ground floor has an open-plan kitchen and living room (45 m²), a sauna, bathroom, WC and utility room; upstairs there are four bedrooms and two bathrooms.



GROUND FLOOR



FIRST FLOOR

NO.	ROOM	M²
1.01	Entrance	5.12
1.02	Utility room	1.46
1.03	Kitchen + living room	45.07
1.04	Bathroom	3.25
1.05	WC	1.62
1.06	Sauna	3.80
1.07	Storage	4.16
	Total ground floor	**64.49**

NO.	ROOM	M²
2.01	Staircase	5.68
2.02	Corridor	8.29
2.03	Bedroom 1	10.32
2.04	Bedroom 2	10.32
2.05	Bedroom 3	10.33
2.06	Bedroom 4	10.32
2.07	Bathroom	3.33
2.08	Bathroom	3.33
	Total first floor	**61.93**

126 m²
floor area
64 m² ground floor + 62 m² first floor

4 bedrooms
upstairs
each approx. 10 m²

Sauna
in the chalet
+ 3 bathrooms and a separate WC

8.6 m
chalet height
gable roof, timber facade

Areas per the architectural study. Four bedrooms and three bathrooms suit a family or a larger group of guests.

09 CHALET – EXTERIOR AND SITE

A modern timber house in the forest

A simple form with a gable roof and timber facade follows the tradition of mountain cabins. Large ground-floor glazing opens the living room to the forest.



CHALET VISUALISATION



VISUALISATION – PLAYGROUND AND SHELTER

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10 MARKET AND DEMAND

Stable demand, limited supply

The holiday property market in the Little Carpathians shows stable demand, mainly from buyers in and around Bratislava looking for their own weekend and holiday retreat within easy reach of the city. Self-contained sites with existing infrastructure and room for further development rarely come onto the market.

01

Close to Bratislava

A catchment area with high purchasing power within an hour's drive.

02

Limited construction

New construction in the area is strongly restricted – existing sites hold higher value.

03

New builds in the forest

New higher-standard chalets are rarely offered in the area – most listings are older cabins.

04

Summer and winter

Hiking, cycling and wine events in Modra in summer; a ski lift at Bufet pod Homoľou and cross-country loops in winter.



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11 YEAR-ROUND USE

Summer and winter at Piesok

Modra – Piesok is lively all year round. Chalets with a sauna and a spacious living room suit summer and winter stays, weekends and longer holidays.

SUMMER

- **Hiking**
  Little Carpathian ridges straight from the site
- **Cycling**
  cycle trails in the forests around Piesok
- **Observatory**
  astronomical observatory at Piesok
- **Vineyards**
  wine events and cellars in Modra
- **Families with children**
  playground and fitness trail on site

WINTER

- **Skiing**
  lift at Bufet pod Homoľou, approx. 600 m
- **Cross-country skiing**
  cross-country loops around Piesok
- **Winter walks**
  snowy Little Carpathian forests
- **Wellness**
  a sauna in every chalet
- **Holidays**
  Christmas and New Year in the mountains



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12 SITE STRENGTHS

Six reasons for this project

The project builds on an existing recreational site with facilities and a ready concept – not a greenfield development.

01

Proven location

Modra – Piesok, an established recreational area near Zochova chata.

02

Ready concept

An architectural study for a 10-chalet resort shortens project preparation.

03

Existing utilities

Electricity, water, well and reservoir – lower development costs.

04

Close to Bratislava

Under an hour's drive – buyers from the capital and its region.

05

Exceptional site

Self-contained sites with development potential rarely appear in the area.

06

New builds in the forest

Ten new higher-standard chalets in an area dominated by older cabins.



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The Modra – Piesok recreational 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. Site data are based on the cadastral map, geodetic survey and architectural study. Photographs show the current state of the site; visualisations are illustrative.