KRENG
CORPORATION



PROPERTY OFFER · FAMILY VILLA · 2026

Villa in Banská Bystrica

modern family house · Radvaň · quiet cul-de-sac

FLOOR AREA	PLOT	LAYOUT
284 m²	521 m²	5 bedrooms
including terraces and balconies	garden, terrace, yard and parking	3 bathrooms, 3 floors

Presented by **KRENG Corporation**

www.krengestate.com

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01 INTRODUCTION

A modern house that thinks of everything

This is not just a renovated family house. It is a modern home designed to make everyday life as easy as possible.

In an attractive and peaceful part of Banská Bystrica, just a short distance from the centre, KRENG Corporation offers a completely and modernly renovated family house that combines comfort, technology, privacy and thoughtful design. The house stands in a quiet cul-de-sac, offering calm living away from noise.







02 THE VILLA IN NUMBERS

284 m² of well-planned living on 3 floors

The house offers approximately 284 m² of floor area including terraces and balconies, spread over three floors – a basement, first and second floors with split levels. The total plot area is 521 m².

284 m²	521 m²	5 beds	3 baths
floor area including terraces and balconies	**plot** garden, yard and parking	**on the 1st and 2nd floors** + living area with fireplace	**modern bathrooms** + terraces and 2 balconies

KEY FACTS

Address	Bočná 2, Banská Bystrica – Radvaň
Position	quiet cul-de-sac, ≈ 1.7 km from the city centre
Garage and parking	basement garage, covered carport and yard
Floors	basement, 1st and 2nd floors with split levels
Layout	5 bedrooms, kitchen open to the living area with fireplace, 3 bathrooms
Terraces and balconies	spacious glazed terrace, upper terrace, 2 balconies
Renovation	conversion and extension, occupancy permit in 2021
Running costs	approx. €90 per month for the whole house
Energy certificate	yes
Furnishings	**bespoke furnishings and fittings are included in the sale price**



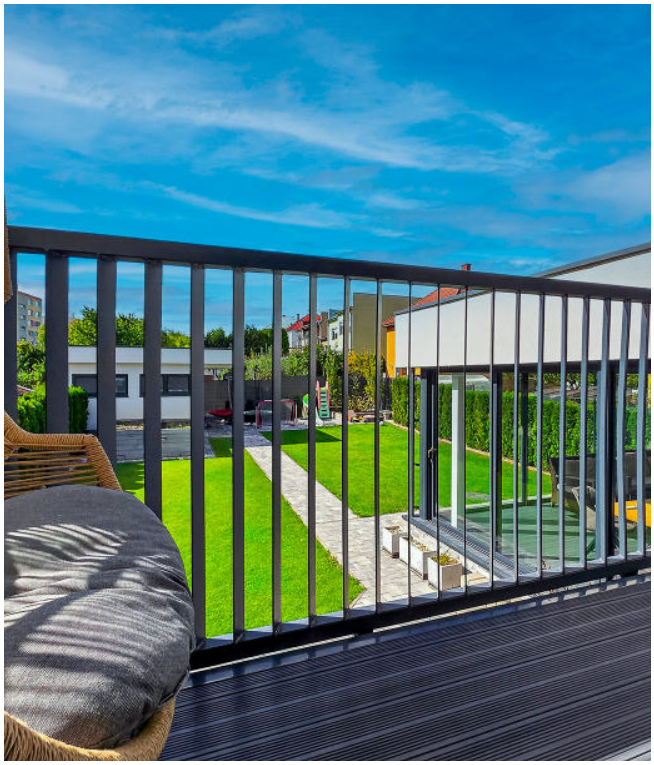
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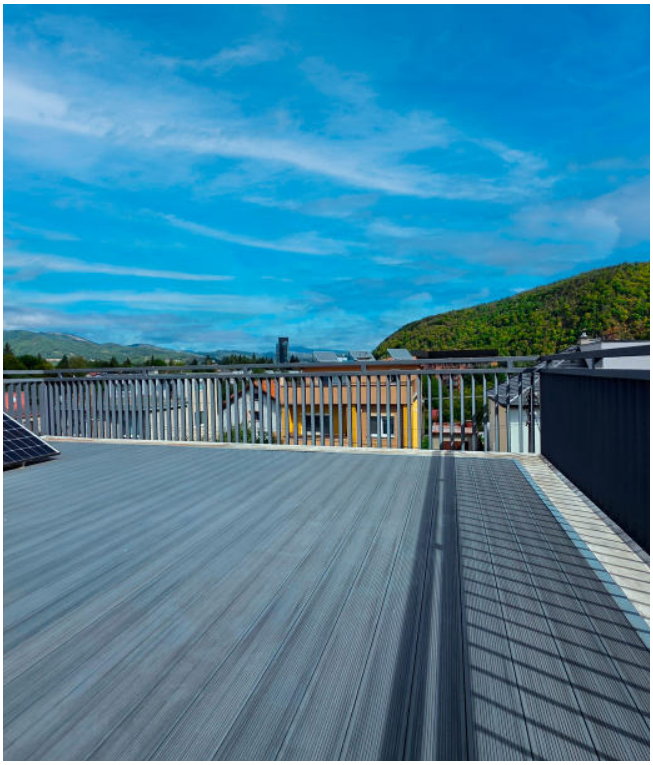
03 EXTERIOR AND TERRACES

Garden, terraces and privacy

The house is surrounded by a well-kept garden with a lawn and a hedge that ensures privacy. A spacious glazed terrace connects the living area with the garden, and the upper terrace and balconies offer views of the surrounding hills.







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04 DAY ZONE

Kitchen and living area with fireplace

The heart of the house is a modern kitchen open to the living and dining area with a fireplace. Large windows bring plenty of daylight into the interior and open views to the garden. The kitchen with built-in appliances is made to measure.







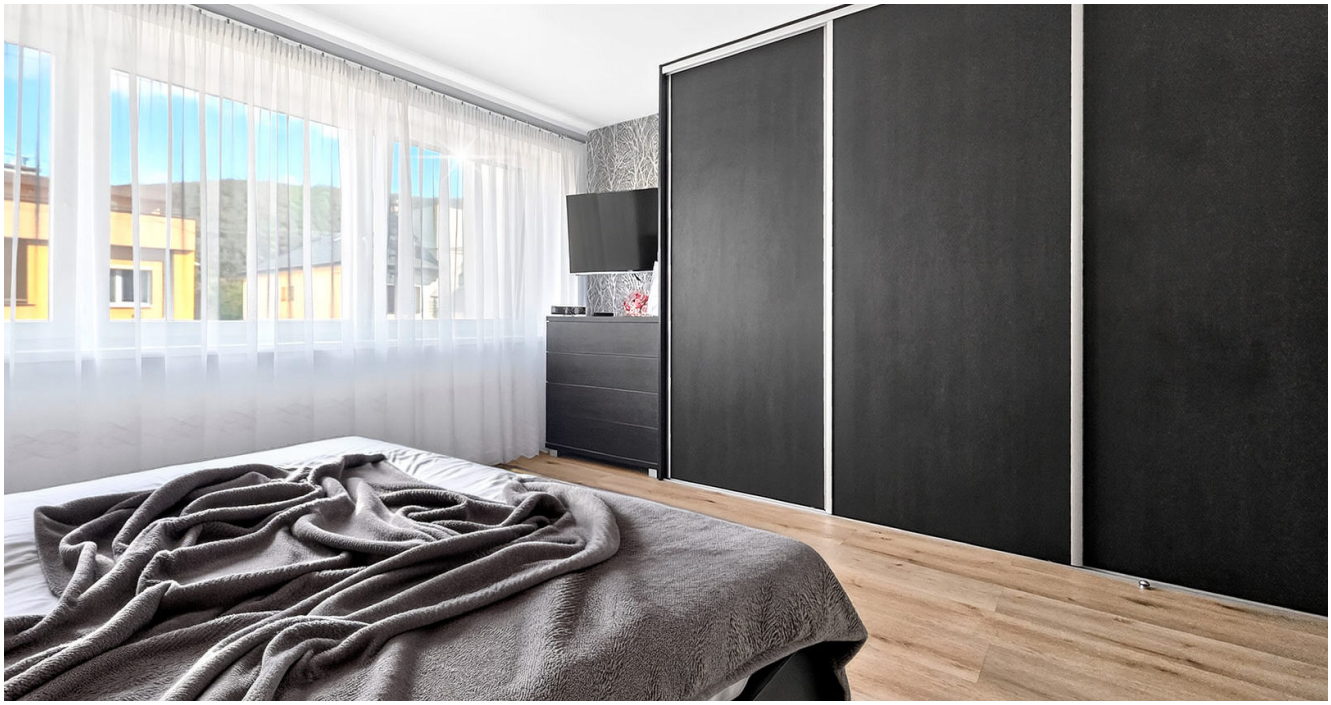


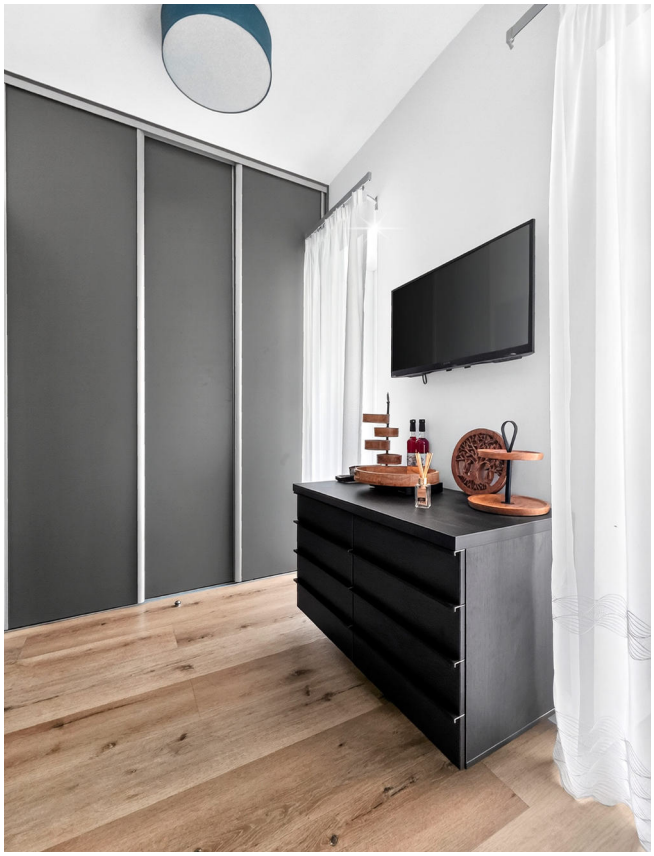
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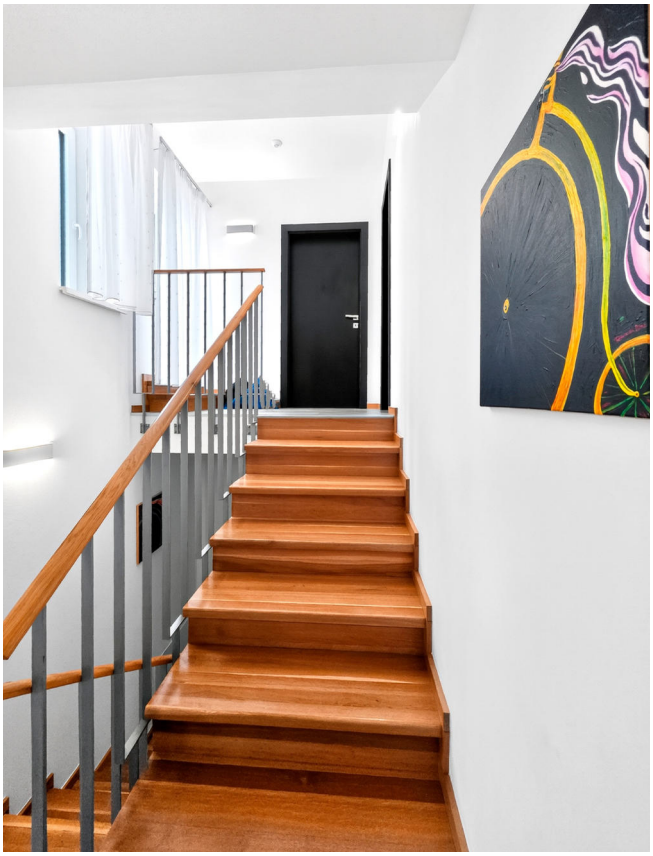
05 PRIVATE ZONE

Bedrooms and quiet retreats

The house offers five bedrooms on the first and second floors. The bedrooms have bespoke built-in wardrobes, and there is also a walk-in wardrobe on the second floor. The floors are connected by a split-level staircase.





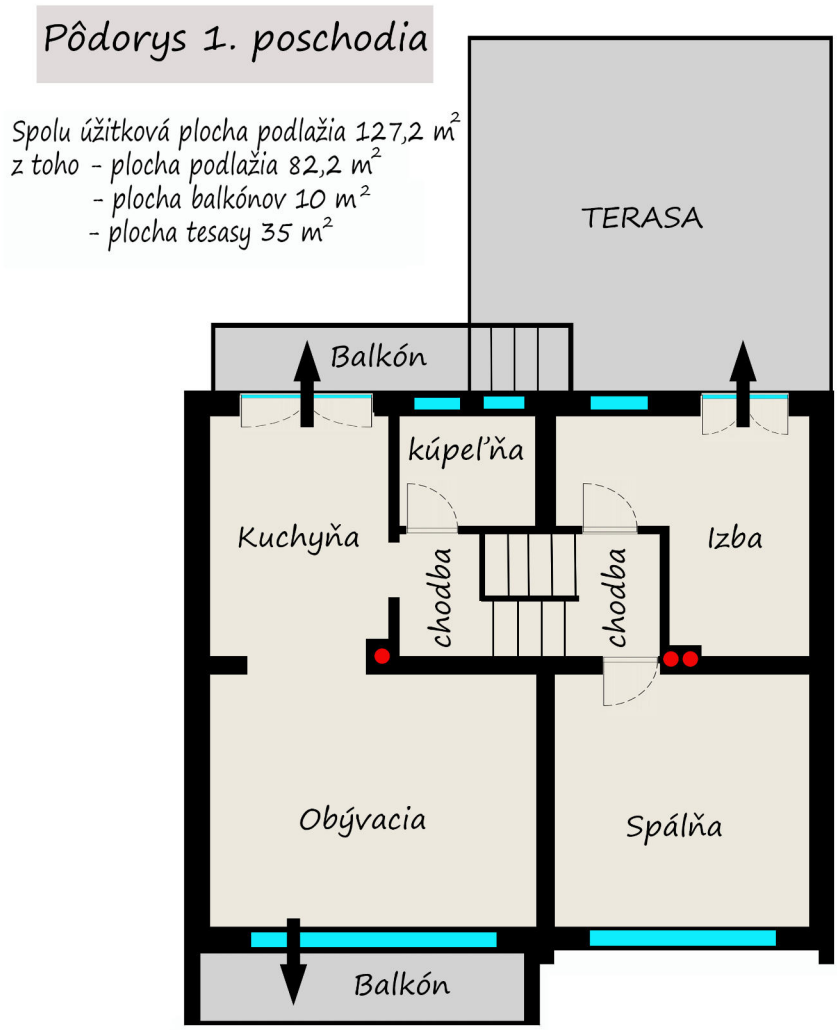


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06 LAYOUT

First floor plan

The first floor is the day zone of the house, with the kitchen and living area with fireplace, a glazed terrace and two balconies. Areas are indicative, based on the floor plans.



FLOOR AREA OF THE LEVEL

127.2 m²

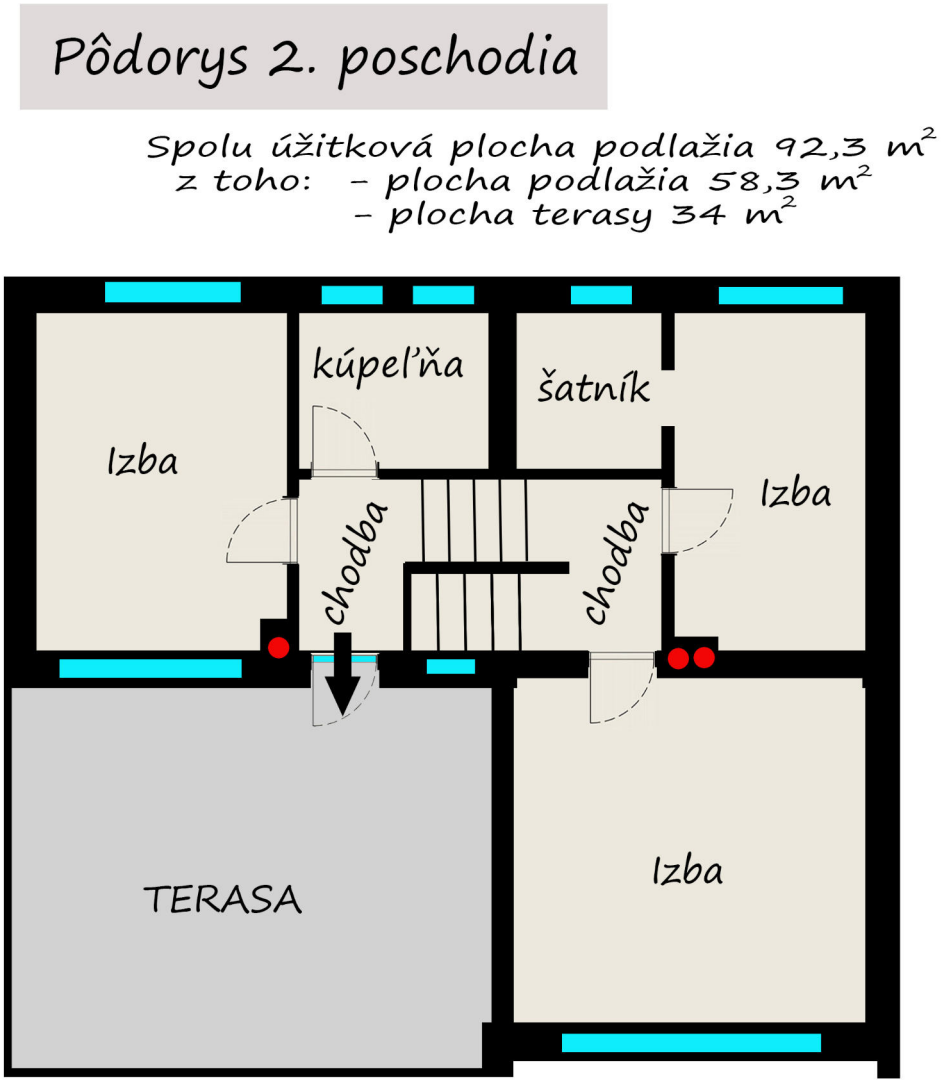
interior 82.2 m² · terrace 35 m² · balconies 10 m²

kitchen, living area with fireplace, bedroom, room, bathroom, glazed terrace and 2 balconies

06 LAYOUT

Second floor plan

The second floor is the private zone, with bedrooms, a bathroom, a walk-in wardrobe and a spacious upper terrace.



FLOOR AREA OF THE LEVEL

92.3 m²

interior 58.3 m² · terrace 34 m²

three rooms, bathroom, walk-in wardrobe and upper terrace

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06 LAYOUT

Basement plan

The basement offers a garage, a study, a social room and the house's utility areas, with direct access to the garden.



FLOOR AREA OF THE LEVEL

64.1 m²

floor area of the level

garage, study, social room, utility room, pantry, hall and WC

TOTAL

≈ 284 m²

floor area including terraces and balconies over three floors

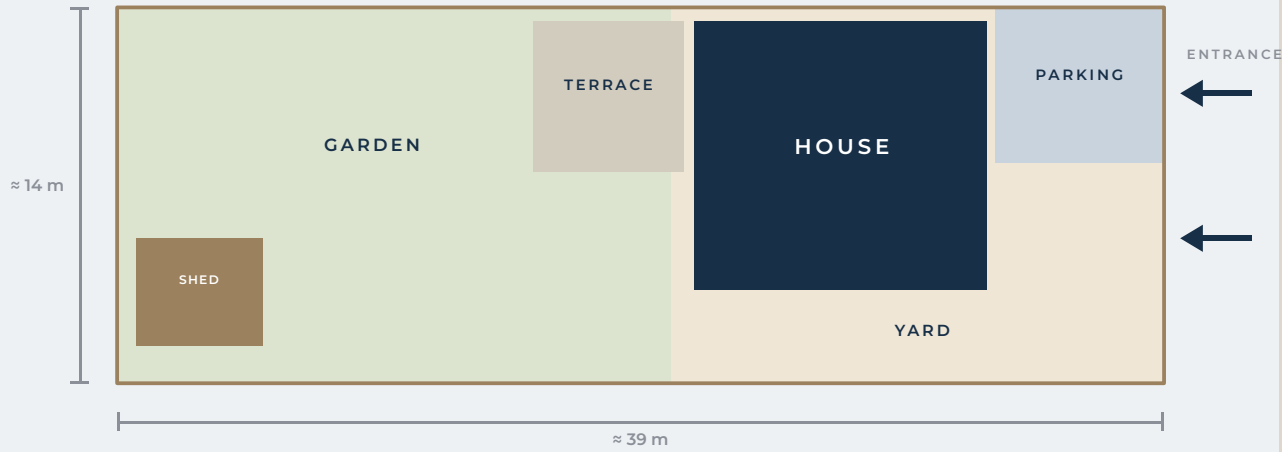
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07 THE PLOT

A 521 m² plot with garden and yard

The total plot area is 521 m² (approximately 14 × 39 m), providing plenty of room for relaxing, gardening, family activities and pleasant gatherings. In front of the house is a yard with parking; behind it a terrace and a garden with a garden shed.

SITE PLAN · DIAGRAM



The diagram is indicative, based on the owner's site map.

Garden

Lawn with a hedge and privacy.

Terrace

Seating right next to the living area.

Yard and parking

Parking right by the house.

Garden shed

Space for tools and garden equipment.



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08 TECHNOLOGY AND RUNNING COSTS

A smart home you can control remotely

The house underwent a complete modern renovation in 2021. The focus was on comfort, energy efficiency, automation and technology that make living simpler and more pleasant.

You can control the house via an app and keep track of how it is running even when you are away. Some features are less common – you often don't know them until you start using them. The technology works for you.

01

Heat pump

Heating and hot water with low energy consumption.

02

Solar panels

Own electricity generation from rooftop photovoltaic panels.

03

Underfloor heating

Hot-water underfloor heating on all floors.

04

App control

Smart features – overview and control of the house, even remotely.

05

Security

Alarm system and an automatic garage door.

06

Central vacuum

Easy cleaning without carrying a vacuum around the house.

LOW RUNNING COSTS

≈ €90 per month

Approximate monthly running costs for the whole house – exceptionally attractive given its size, equipment and level of comfort.

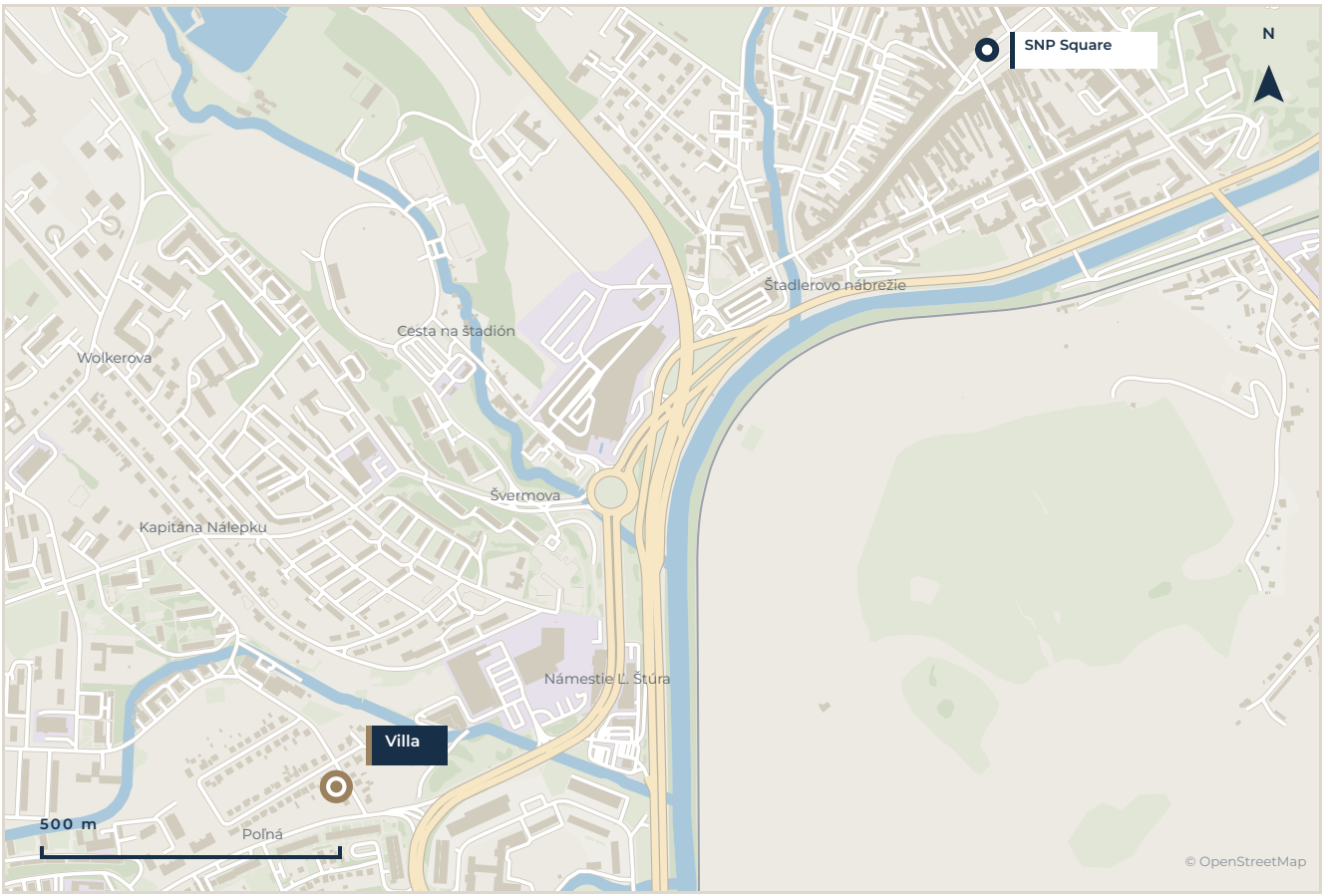


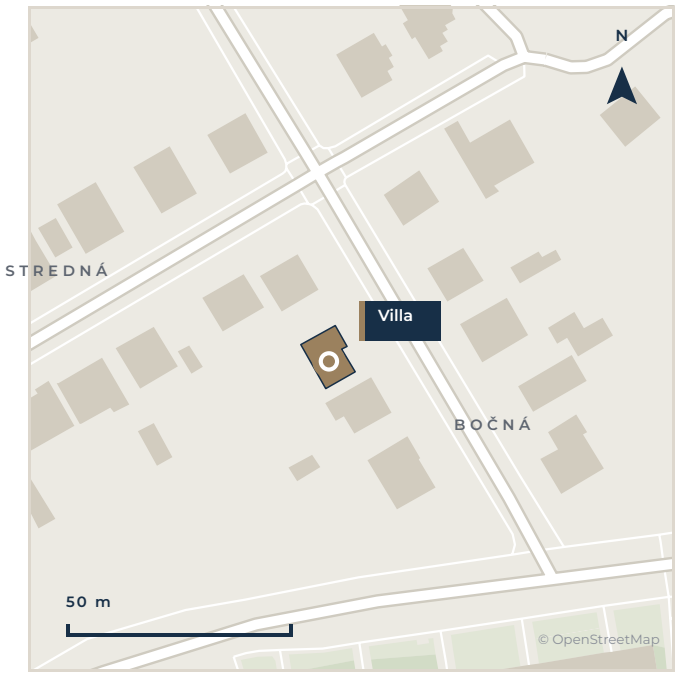
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09 LOCATION

Radvaň – peaceful living close to the centre

The villa stands on Bočná Street in the Radvaň district, in a quiet cul-de-sac among family houses. The city centre with SNP Square is approximately 1.7 km as the crow flies – just a few minutes by car.





VILLA LOCATION

City	Banská Bystrica
District	Radvaň
Street	Bočná – cul-de-sac
Centre	≈ 1.7 km as the crow flies

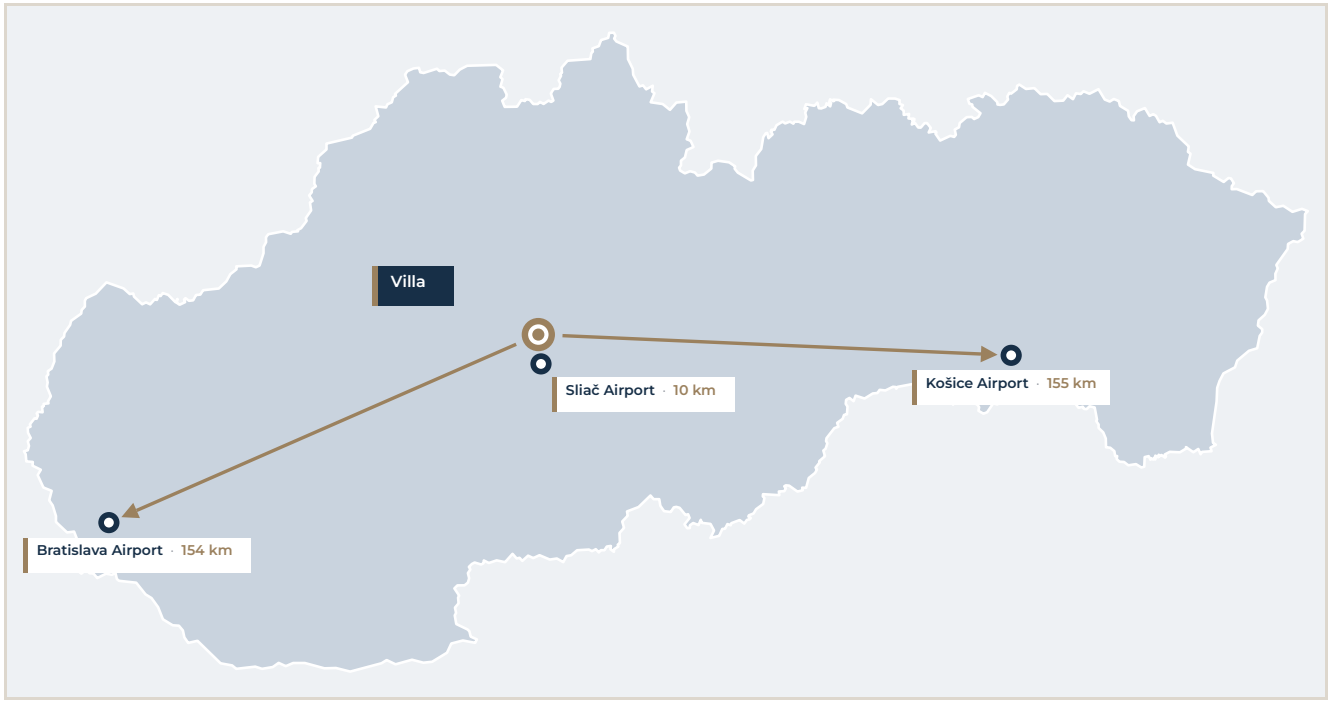


10 ACCESSIBILITY

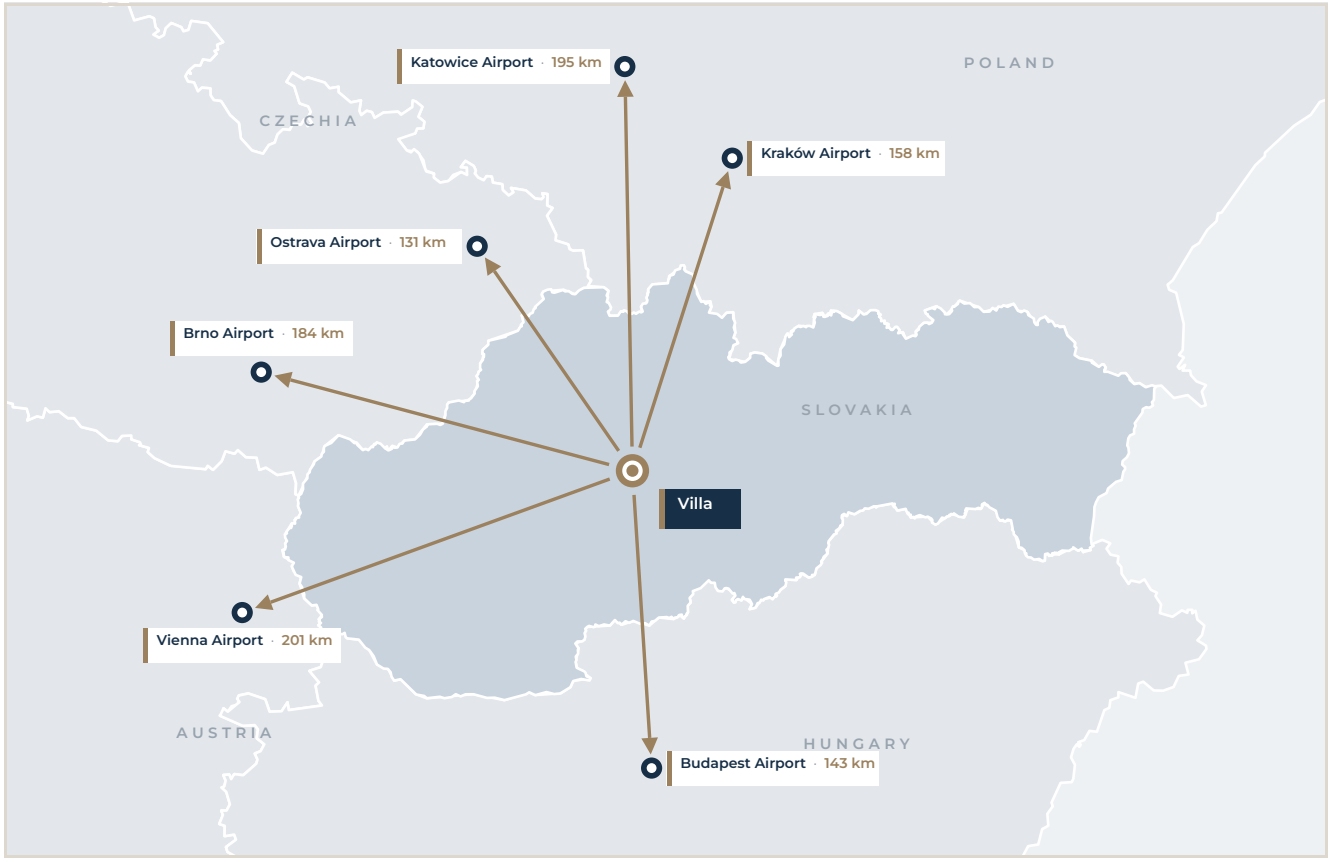
Airports within reach

The nearest is the regional Sliač Airport, approximately 10 km away. International airports in Slovakia and neighbouring countries are within approximately 200 km (as the crow flies).

SLOVAK AIRPORTS



NEAREST AIRPORTS IN NEIGHBOURING COUNTRIES



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11 STRENGTHS

Why this villa

The house is intended for a discerning buyer who does not want to compromise between location, privacy, design, technology and comfort.

01

Quiet cul-de-sac

Peaceful living without noise, yet close to the city centre.

02

Renovated in 2021

A complete modern renovation of the entire house.

03

Smart home

Smart features and control of the house via an app, even remotely.

04

Low costs

Running the whole house costs approx. €90 per month.

05

Room for a family

284 m², 5 bedrooms and 3 bathrooms on a 521 m² plot.

06

Ready to move in

Bespoke furnishings and fittings are included in the sale price.

Move in, live and enjoy.



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If you are looking for a property where most things are well thought out, automated and ready to move into, this villa is worth seeing in person. We will be happy to arrange a viewing and agree the terms of sale.

PRESENTED BY

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This material is for information purposes only and does not constitute a binding offer or a draft contract. Areas are indicative, based on the floor plans; distances are approximate. Photographs show the current condition of the property.

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