



Retail & Services Development Opportunity

A New Retail Zone in Western Slovakia

Location with Built-in Visibility and Access

Stomparka is a fully permitted, strategically located development site in Nitrianska Blatnica, Slovakia. With strong daily traffic, a growing catchment area, and full utility infrastructure, the site presents a rare opportunity to build new retail and service outlets from the ground up.

Backed by a trusted Slovak family-owned company, Kroslak s.r.o., operating since 1991. With over three decades of experience in furniture manufacturing, metal production, and international logistics (35,000+ truckloads exported across Europe), Kroslak understands the infrastructure and flexibility required by industrial operators.



OPTION A

Full Zone Purchase

Secure the entire zone for complete control over development and long-term investment potential.



OPTION B

Partial Purchase

Acquire a parcel within the zone, ideal for retail, services, or other targeted developments.

Location with Built-in Visibility and Access



16km to D1 motorway for cars up to 12t



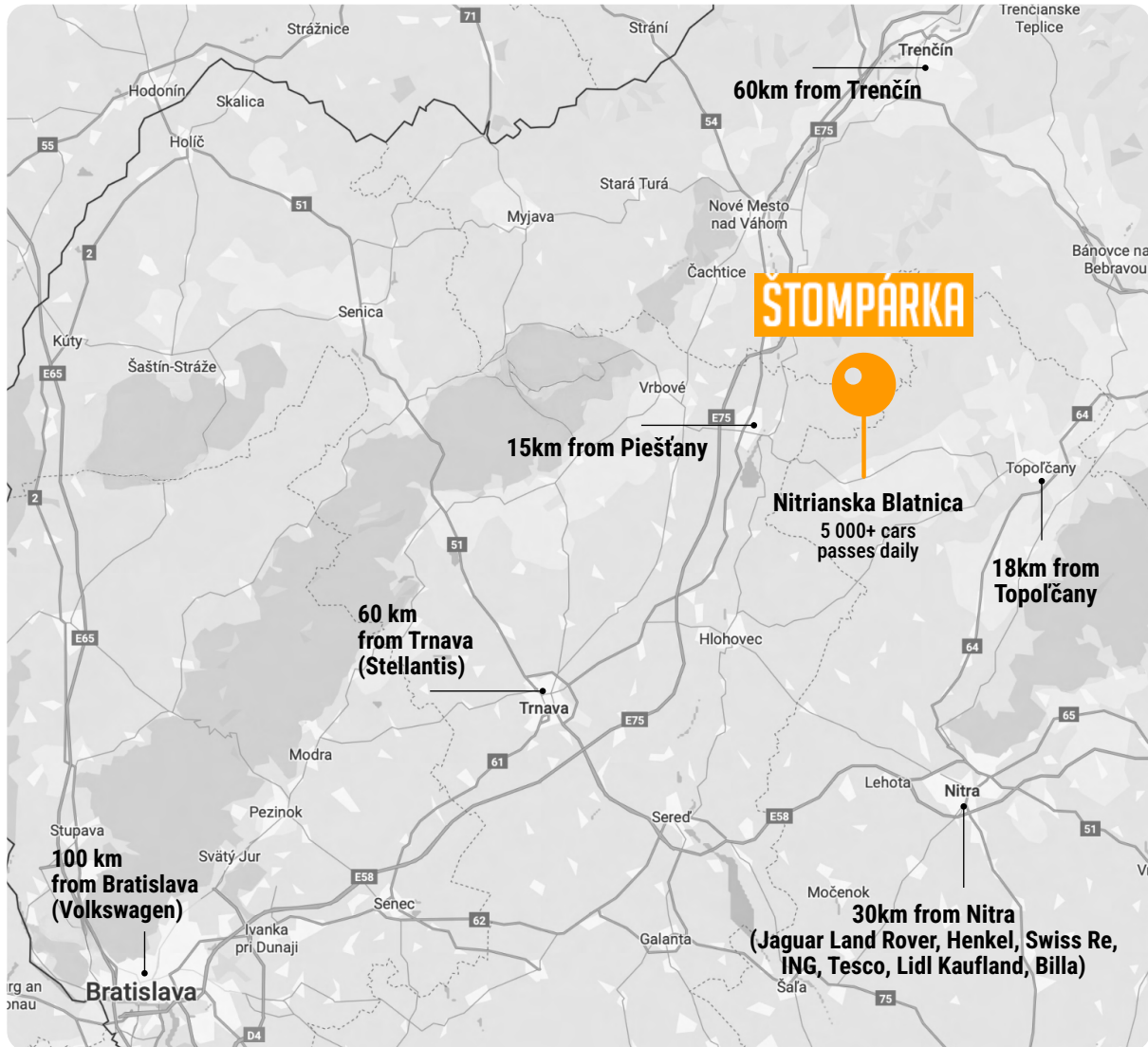
30km to D1 motorway for trucks above 12t



Territorial Cadastre



Google Maps Pin



Zoning & Pricing

- ✓ Lower price applies to buyers of the entire zone
- ✓ Higher price applies to smaller parcels
- ✓ Minimum parcel size: 2,500 m²
- ✓ Custom quotes available for large areas or full-site acquisitions

Utilities & Infrastructure

- ✓ Utilities (gas, electricity, water) are centralized and available on site
- ✓ Exact connection costs will be calculated based on buyer's parcel layout
- ✓ Road access (gravel base complete with documentation) from the main road to the selected parcel is included in the price



OPTION A

Full Zone Purchase

Secure the entire zone for complete control over development and long-term investment potential.

Price is for the entire plot as it stands and lies, with all connections built.

Full Zone

€38/m²



Land Characteristics and Possible Uses

The land has been removed from the agricultural land fund, which allows for its **commercial use without restrictions** related to the protection of agricultural land.

Light Industry

- ✓ Construction of production halls
- ✓ Storage facilities
- ✓ Manufacturing operations

Public Services

Based on the municipal zoning information, a 4-hectare area can be developed for civic amenities, including:

- ✓ Retail units
- ✓ Services for the local population

This flexibility in land use represents significant added value, allowing the project to be adapted to current market needs.



OPTION B

Partial Purchase

Acquire a parcel within the zone, ideal for retail, services, or other targeted developments.

Zone 1	€65-90/m ²	Zone 2	€55-75/m ²	Zone 3	Individual discussion
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What's Planned & What's Possible

The zoning plan allows for a **mix of commercial and retail operations**. The developer envisions a retail and service ecosystem along the main road frontage of the park, attracting both local residents and daily vehicle traffic.



Supermarket
(space has been reserved)



Fuel station
(space reserved; operator wanted)



Retail hall (planned by Krosiak – for rent or sale)



Discount retail



Fast food / refreshment services (e.g. McDonald's, KFC, or local brand)



Self-service fuel station for trucks (attractive investment opportunity)



Agricultural machinery showroom or dealership



Used car dealership



Construction material supplier



Hand car wash, EV charging, service points



The flexibility of the site allows for individual buildings, shared spaces, or integrated zones.

About the Developer Krosiak s.r.o.

Krosiak s.r.o. is a family-owned Slovak company with over 30 years of experience in manufacturing and industrial development. As the owner of the land and its infrastructure, Krosiak offers more than just space – it provides hands-on support with permitting, infrastructure coordination, and even construction if needed.

With a long-term commitment to the region and a practical, reliable approach, Krosiak is a trusted development partner for businesses looking to grow in a well-prepared environment.



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