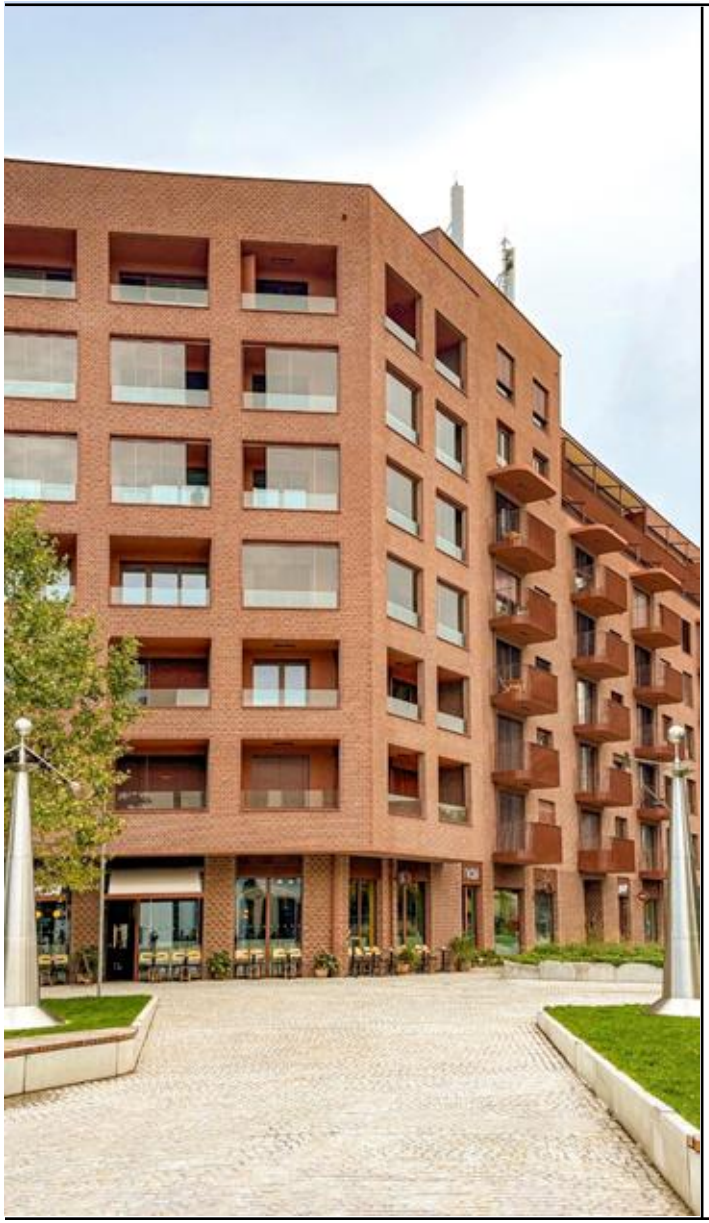
PROMA



WE ARE PROMA

MODERN DESIGN&
CONSTRUCTION COMPANY
WITH OVER 30 YEARS
OF EXPERIENCE

PROMA

– YOUR PARTNER FOR COMPREHENSIVE CONSTRUCTION SOLUTIONS

PROMA provides comprehensive services in the field of construction – from initial investment planning, preparation of architectural studies and project documentation, to project management and the actual execution of construction works.

A key milestone in the development of our services was the introduction of the Design & Build system, which offers clients the advantage of having a single partner for the entire construction process – from the initial design to the handover of the completed building. This approach significantly saves time, reduces risks, and ensures greater control over quality and budget.

Since 2013, we have been using the modern BIM (Building Information Modelling) system, which enables precise and efficient planning, coordination, and execution of projects. BIM reduces errors, accelerates the entire process, and ensures transparency at every stage of construction.

COMPANY HISTORY

1990
Business beginnings

Ing. Ján Majerský, PhD.
– Sole Trader

1994
PROMA, s.r.o. Registered in the Commercial Register

Start of business
from 1. 1. 1995

2011
Establishment of Divisions:

- Department of construction execution, implementation of 3 projects
- Department of energy and building energy efficiency
- Department of foreign trade

2013
Beginning of BIM implementation into the design and construction management system

BIM - Building Information Modeling

2018
VDC studio

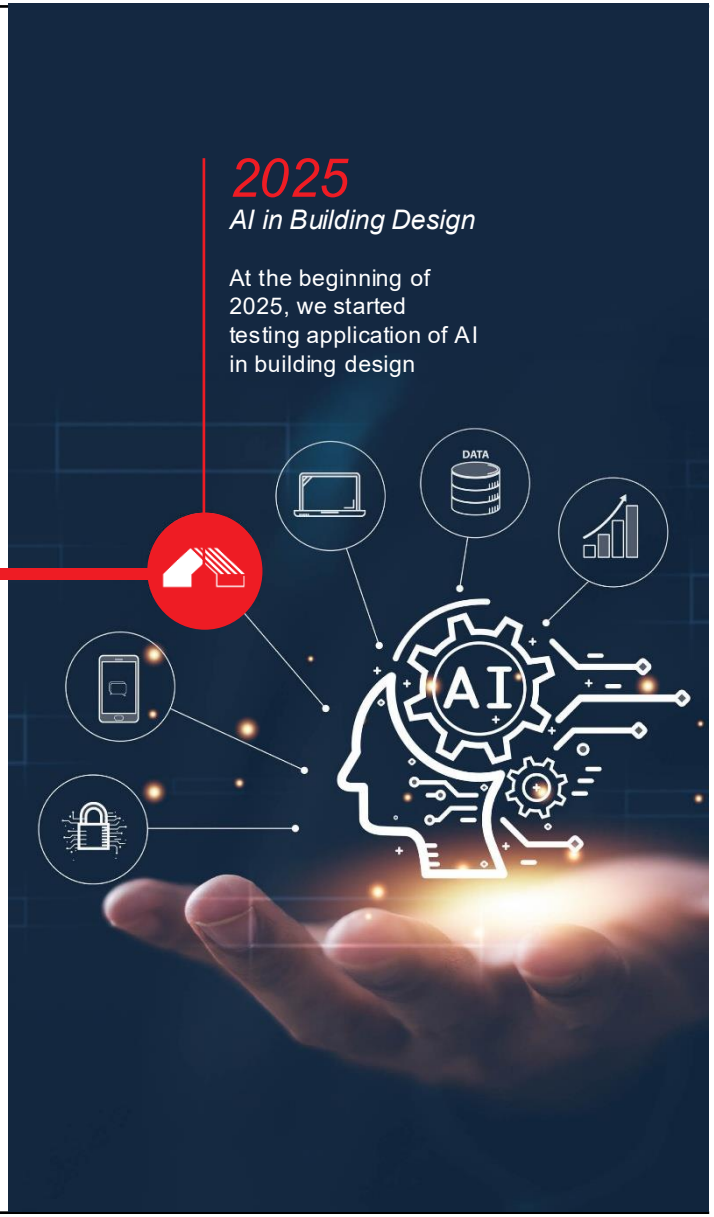
Establishment of an active innovation center, represented by the VDC studio (Virtual Design and Construction studio), aimed at applying innovative methods in construction planning and management

2021
Ready for new challenges and projects

Currently, the company provides the customer with comprehensive services as an EPC contractor in the areas of investment preparation, construction execution, and construction management, including potential financing.

2025
AI in Building Design

At the beginning of 2025, we started testing application of AI in building design



PROMA GROUP INTRODUCTION

PROMA s.r.o. is an established Slovak architectural, design, and construction company with a strong background in BIM technologies and over 30 years of experience in the field of design & build.

PROMA ENERGY

Focused on energy and building technology systems. It offers clients design, delivery, and installation of energy equipment, as well as comprehensive services in the field of building technology systems.

PROMA Technology

It provides customers with services in the field of IT and cybersecurity for companies and individuals – vulnerability assessment and IT system hardening, installation and management of cyber equipment, network design, and consulting services.

PROMA FOR PEOPLE

The civic association was established with the aim of using 2% of tax contributions to support and organize projects that help people in need, children with disabilities, and children and adults from socially disadvantaged backgrounds.

BRANCH OFFICES

Bratislava

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831 04 Bratislava

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+ 421 918 638 470

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040 01 Košice

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+ 421/907 613 108
+ 421/905 253 604

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MANAGEMENT

Ing. Ján Majerský, PhD.

Founder of the Company

Ing. Peter Suchanič

Managing Director

Ing. Dušan Bukovan

Technical Director

Ing. Arch. Barbora Kloknerová

PROMA Bratislava Branch Director

Ing. Dávid Sándor

Director of VDC Studio

PROMA

OUR SERVICES

PREPARATION OF INVESTMENT PROCESSES, CONSULTING SERVICES AND SURVEYS

ARCHITECTURE AND DESIGN

ENGINEERING SERVICES

CONSTRUCTION IMPLEMENTATION USING DESIGN & BUILD SYSTEM

TECHNICAL, TECHNOLOGICAL AND ENERGY EQUIPMENT FOR BUILDINGS

BIM – VIRTUAL DESIGN AND CONSTRUCTION IMPLEMENTATION

3D PRINTING OF BIM MODELS

A project created by the design office PROMA with the help of BIM technology has the advantage not only of efficiency and preventing future collisions on the construction site, but also of the continuous availability of a virtual 3D building model suitable for 3D printing.

We can also print both the architecture of the building and the structural framework as a plastic model at various stages of the project.

- Selection and assessment of site suitability for investment changes
- Surveys and diagnostics in geology, topography, and construction
- Engineering activities within the scope of decision-making processes, building permits, land-use planning
- Architectural and design work in urban planning with an emphasis on detail
- Complete pre-project preparation and project management
- Processing project documentation with visualization using BIM systems
- Supplier selection for implementation
- Realization management of buildings including warranty service
- Economic evaluation of new investments
- Expert consulting on provided services
- EPC (Engineering Procurement Construction) contractor services tailored to client needs

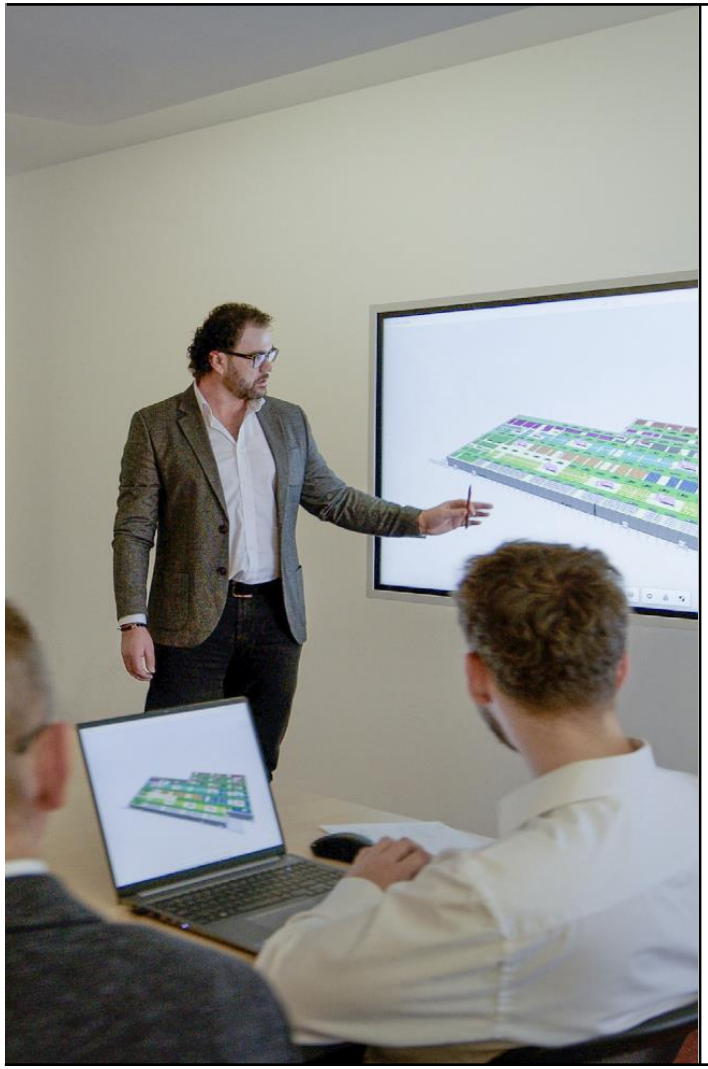
VDC STUDIO – DESIGN AND BUILD

We carry out construction projects exactly according to the customer's wishes. Thanks to our in-house design capabilities and extensive experience at all levels of construction, we are able to fine-tune the documentation provided by investors down to the smallest detail and offer quality proven by years of experience with many satisfied customers.
As part of our implementation, we offer clients:

- Our company's services as EPC or EPCM supplier – we will provide the client with a complete construction process from design, procurement, engineering activities up to construction
- Selection of suppliers of materials and works for the construction implementation
- Turnkey construction implementation
- Supervision and management of project implementation
- Completion of construction activities, occupancy permit, final approval process

CERTIFICATES

In 2022, the company once again fulfilled all recertification requirements and obtained ISO certificates that are valid until 2025.



- Information Security Management System ISO 27001:2014
- Environmental Management System ISO 14001:2016
- Quality Management System ISO 9001:2016
- Occupational Health and Safety Management System ISO 45001

MEMBERSHIPS

We are a proud member of the BIM Association, the Slovak Chamber of Commerce and Industry, the Association for Investment Development ISA, and ZSPS.

As a founding member of **BIM Association,** PROMA contributes to the development of Building Information Modeling (BIM) in Slovakia.

SOPK Slovak Chamber of Commerce and Industry

ZSPS Association of Construction Entrepreneurs of Slovakia

ISA Association for Investment Development

PROMA

REFERENCES

PROMA

INDUSTRIAL
BUILDINGS

DESIGN AND BUILD

A

HS–Tec, spol. s.r.o. Dubnica nad Váhom

Construction of production plant HS – Tec, spol. s.r.o., Dubnica nad Váhom

Project description:

We have completed all stages of project documentation, including the construction intent in accordance with Act No. 254/1998 Coll., as well as the comprehensive realization of the building within the scope of design & build: architectural, urban, structural, and technical studies of the building, creation of an information 3D model, EIA report and legally binding EIA decision, project documentation for zoning decision and securing a legally binding zoning decision, project documentation for building permit and securing a legally binding building permit, and other activities.

Project timeline	*Delivery time*
04 – 12/2022	01/2021 – 01/2023
Services provided	*Total investment amount*
Design&Build	Approx. 10 mil. € excl. VAT

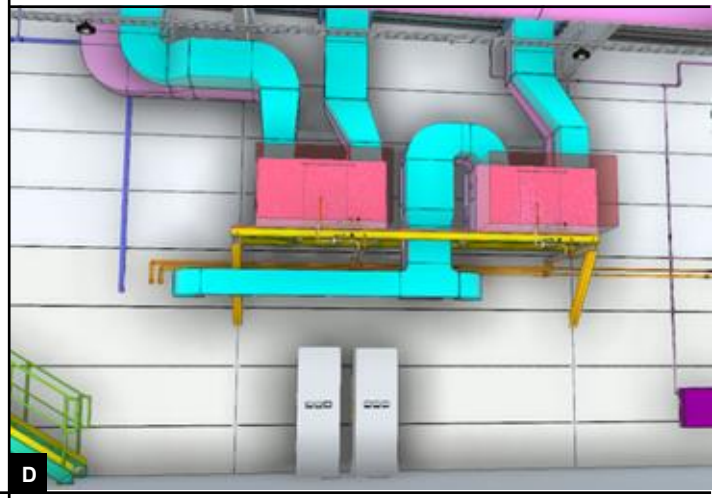
A – Exterior view of the construction of the production plant and the addressed technological equipment on the green (vegetated) roof of the building.

B – Implementation of static structures: columns, beams, and prefabricated ceiling panels of the two-story parts of the building.

C – Photodocumentation from the installation of the main load-bearing columns of the production section of the addressed plant.

D – View of a part of the aggregated BIM model focusing on the connections of HVAC (air-handling) equipment.

HS–Tec, spol. s.r.o. Dubnica nad Váhom



A

PORSCHE
Horná Streda

Project of the Center for Automation and Robotics
PORSCHE, Horná Streda

Project description:

Production of floor-mounted Li-ion battery modules for Porsche vehicles. The subject of the construction is the realization of several construction objects from SO 01 to SO 26, of which the main ones are:

/ SO 01-04 for areas – Administration consisting of 2NP and 1NP are Lobby, changing rooms, canteen, and Technical rooms for Heat pumps, HVAC, Compressor room, Valve station SHZ – Production consisting of several technological areas and S-Stations for transformers and Technological platforms for conveyor technology at level +5000 – Logistics – Receipt and dispatch of goods, Warehouses and Conveyor technology – QS-Analysis – testing and laboratory analysis.
/ SO 05 to 26 external such as waste storage, SHZ operational building, internal area roads, paved areas and parking lots, water connection and well, fire water supply, sewage system, sewage system and septic tank, rainwater drainage and infiltration system, ORL, HV + LV distribution, external lighting, SLP distribution, fencing, HTU preparation, Bicycle shelter 3×, Orange line relocation."

Project timeline	Delivery time
04/2022 – 10/2024	04/2022 – 10/2024

Provided services	*Total investment amount*
FIBA1 to FIBA2- DSP, DRS, AD, TD (technical supervision)	Approx. 100 mil. € excl. VAT

A – Visualization of the administrative building.
B – Interior of the building with a view of the logistics department and its technical equipment and HVAC systems.
C – View of the fixed fire extinguishing system under the steel platform for the building's technological equipment.
D – Interior equipment of the administrative part with a view of the ceiling panels of the heating system.

PORSCHE
Horná Streda


B


C


D

A

ZF Slovakia

Comprehensive project and construction realization for ZF Slovakia in Levice and Šahy

Project description:

The company PROMA carried out comprehensive project work and subsequent construction of several building objects for ZF Slovakia in the plants in Levice and Šahy. The scope of delivery included the construction of new production halls, administrative parts of buildings, parking areas, and covered communication routes. The realization also included extensive construction modifications of existing objects to optimize operational and production flows. PROMA ensured the preparation of project documentation for zoning decisions, building permits, and construction realization, including engineering activities and author supervision. The project was carried out in accordance with the technical requirements of the production process in the automotive segment, with an emphasis on quality, precise coordination, and adherence to the schedule.

Project timeline
09/2017-05/2018

Provided services
Design&Build

Total investment amount
EUR 10 725 000

A – Administrative and operational building ZF in Levice.
B – Administrative and operational building ZF in Šahy.
C – Construction of the building structure at the site in Levice.
D – Joining the structure at the ZF site in Šahy

ZF Slovakia


B


C


D

A

Industrial Park Levice

Contruction of Indistrial Park in Levice

Project description:

Industrial Park Levice – Géňa, covering an area of approximately 65 hectares, is now home to 16 investors from countries such as Japan, Germany, Italy, Sweden, Austria, the Netherlands, France, and England. These companies together employ nearly 4,000 people, from the automotive industry to the production of lighting, confectionery, cosmetics, energy, and logistics. Significant investors include companies like ZF Slovakia, Kasai Slovakia, Oppermann Industrial Webbing, GLOBO Eastern Europe, Leaf International BV, de Miclén, and Alcan Slovensko Extrusions. As a construction and project company, we are proud to have been involved in the creation and development of the key infrastructure of this park. Our work on complex project solutions and the construction of a significant part of the area has contributed to creating a modern and functional environment for both domestic and foreign investors. Industrial Park Levice – Géňa is today proof that quality technical solutions and reliable implementation are the foundation of successful and sustainable development.

A – Industrial Park Levice.
B – Production Hall of Haleon Levice (formerly known as de Miclén a.s.).
C – Production Hall ADATO specializing in industrial production.
D – Production Hall of de Miclén a.s.

Industrial Park Levice


B


C


D

PROMA

INDUSTRIAL BUILDINGS

A

Winkelmann

Construction of new production hall
Winkelmann Group, Rimavská Sobota

Project description:

HS – Tec, spol. s.r.o. Dubnica nad Váhom Construction of production plant HS – Tec, spol. s.r.o., Dubnica nad Váhom Project description: We have completed all stages of project documentation, including the construction intent in accordance with Act No. 254/1998 Coll., as well as the comprehensive realization of the building within the scope of design & build: architectural, urban, structural, and technical studies of the building, creation of an information 3D model, EIA report and legally binding EIA decision, project documentation for zoning decision and securing a legally binding zoning decision, project documentation for building permit and securing a legally binding building permit, and other activities.

Project timeline	*Delivery time*
15. 3. 2024 – 28. 2. 2025	31. 5. 2025
Services provided	*Total investment amount*
DSP, DRS, TD (technical supervision)	approx. 44,5 mil. € excl. VAT

A – The construction of the extensive industrial hall is progressing rapidly, with the main road connections and infrastructure already completed.
B – The interior of the production hall with built-in technologies and technical facilities.
C – Installation of technological equipment using cranes – tanks for isocyanate and polyol.
D – Implementation of the final concrete floor.

Winkelmann

B


C


D

NORTH GATE
Martin

Reconstruction of the production and storage hall
North Gate T42, Martin

Project description:

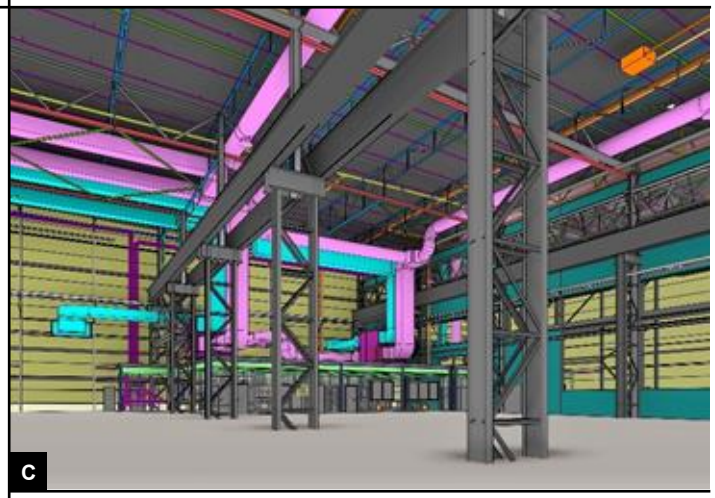
The construction site is located in the city of Martin within the ZŤS industrial zone on flat terrain. It is an existing building listed in the property register as the Large Machine Shop. The subject of the documentation 'Changes to the building before completion' is the reconstruction of the production and storage hall North Gate T42 'Large Machine Shop.' The main entrances to the building are located in the northern part for the Dachser and Prelmont operations, in the western part for the Menubox operation, on the eastern facade a supply yard for Dachser is built into the building, and on the northern facade there is a recess in the building with a roof as a supply yard for Prelmont. The building is connected to utility networks, and existing utility networks are located around it.

Project timeline	*Delivery time*
10/2020-09/2021 (1st stage)	2018-2025 (Hall reconstruction + adjustments)
Services provided	*Total investment amount*
PSP, ZSPD, DRS	EUR 7 500 000

A – Visualization of the production and storage hall North Gate T42 Martin.
B – Photograph from the construction process.
C – Visualization of the BIM model of the interior part of the hall.
D – Finalization of the exterior spaces of the building.

NORTH GATE
Martin


B


C


D

A

Gühring Warehouse Beluša

Contruction of warehouse and administrative areas- Guhring Warehouse, Beluša

Project description:

The project documentation addresses the integration of the proposed building into the surrounding development and its connection to utility networks according to the requirements of the builder and in accordance with the comments from the relevant state and local government authorities, which were based on the conditions of the issued building permit. The construction is being carried out due to the company's expansion with the aim of creating new production, storage, and administrative spaces, thereby creating new jobs in the village of Beluša. The new building stands on an open area with the aim of integrating it into the existing structure with the expectation of completing the open space around it.

Delivery time: 11/2018-07/2019	
Services provided Design&Build	

A – Visualization of the production and storage hall Guhring Warehouse Beluša.
B – Photograph from the construction process.
C – Main entrance to the production, storage, and administrative building.
D – Aerial view of the entire complex.

Gühring Warehouse Beluša

B

C

D

PROMA

RESIDENTIAL CONSTRUCTION

A

ZWIRN BCT 1

Construction of residential complex ZWIRN BCT 1, Bratislava.

Project description

This follows previous investment activities in the area: the restoration of the Pradiareň building and the realization of the square with underground garages. It also defines the character of construction for the next stages Zwirn 2 and Zwirn 3. The block of apartment buildings in the Bratislava-Ružinov district contains 267 apartments of various sizes along with the offer of outdoor living areas – balconies. Architectural and construction solutions emphasize the simplicity of expressive means, unification of design solutions, and durability of the materials used.

Delivery time	*Deadline*
10/2020-07/2023	01/2020-12/2020

Provided services	*Total investment amount*
DRS, AD, PD using the BIM model	EUR 42 500 000

A – View of the block of apartment buildings ZWIRN, which have been built in Bratislava.
B – ZWIRN 1 consists of three blocks arranged into two apartment buildings.
C – Implementation of the apartment building and the square with underground garages.
D – The building is visually focused on even the smallest details.

ZWIRN BCT 1


B


C


D

A

ZWIRN BCT 2

The second stage of the construction of the ZWIRN residential project

Project description:

This object is the second stage of multifunctional construction in the BCT Zone in the cadastral area of Bratislava II – Nivy. It consists of a multifunctional apartment building of sectional type divided into four construction objects, the division allows for phased construction. These objects together create a new urban radial, which within separate and simultaneously interconnected inner blocks along with the space of the newly created square offers semi-public spaces with relaxation zones and children's playgrounds.

Delivery time	*Deadline*
2024 – 2027	11/2021 – 07/2024
Services provided	*Total investment amount*
DSP implemented using BIM model	Approx. 94 mil. € excl. VAT

A – View from the inner block on the comprehensive 3D model of parts “M” and “N”, the model of static structures of part “G”, and the model of technical equipment of parts “H” and “I”.

B – Combined 3D BIM model of the entire multifunctional set of apartment buildings, the inner block, and the common underground garage.

C – Elements of the aggregated BIM model of part of the apartment building complex and the inner block.

D – 3D BIM model of technical equipment and technological distribution of the entire multifunctional set of apartment buildings and the common underground garage.

ZWIRN BCT 2

B

C

D

A

Residential Building Kivikko

Construction of residential building Kivikko, Bratislava.

Project description

The architectural design of the residential building is based on the requirement for maximum spatial utilization of the offered area using a simple and economically advantageous construction. The result is a single-entrance residential building with a flat roof, simple in mass, enlivened by the mass of balconies. It is designed with one underground and eight above-ground floors. The building is a tower-type house with a central reinforced concrete staircase and an elevator. It is located on slightly sloping terrain, descending from north to south, oriented northwest-southeast in the longitudinal direction.

Delivery time	*Deadline*
09/2013-12/2017	02/2013-03/2015
Services provided	*Total investment amount*
DSP, IČSP, ZSPD, DRS, AD	EUR 8 095 490

A – View of two completed residential buildings and one ongoing construction.
B – View from the Kivikko project reveals the proximity of the vineyard environment.
C – Construction of three residential buildings in the Ružinov district.
D – The building is a tower-type house.

Residential Building Kivikko


B


C


D

Residential Complex Kvetnica

Residential complex Kvetnica built in the city of Žilina.

Project description:

The construction builds on the existing buildings in the city part of Bôrik of the city of Žilina on all sides of the construction. Roads as well as the proposed sidewalks are connected to an already existing communication system. Project documentation addresses the incorporation of the proposed building to the surrounding buildings and its connection to engineering networks according to the requirements of the builder and in accordance with the comments from the parties concerned state administration and self-government bodies, that were known before the dossier was drawn up.

Delivery time	*Deadline*
09/2023-2025	11/2021-06/2025
Services provided	
PSP, IČSP, DRS IČ ZSPD	

A – Visualization of the residential project Kvetnica.
B – Connection of apartment buildings with the square.
C – The sports zone is part of the Kvetnica complex.
D – The residential project is set in a natural environment.

Residential Complex Kvetnica

A

Mixed-use Complex Čerešne 5

Construction of mixed-use complex Čerešne 5 in Bratislava

Project description

The multifunctional complex consists of three buildings (block T, U and V), where blocks T and U are connected by an underground garage, block V is an expansion separate. The area is located in the locality of Polianky, as part of the city district of Dúbravka (Bratislava IV). The plots are predominantly flat in nature with a small elevation gain. Height difference of approx. 2 meters is being built along the public sidewalk on Harmincova Street. Another height difference is overcome with the help of concrete retaining wall that lines the eastern border of the parcels with a height elevation of approximately 6 m.

Delivery time	*Deadline*
09/2025-01/2027	04/2023- 06/2025
Services provided	*Overall investment amount*
DSP, DRS	€35,000,000

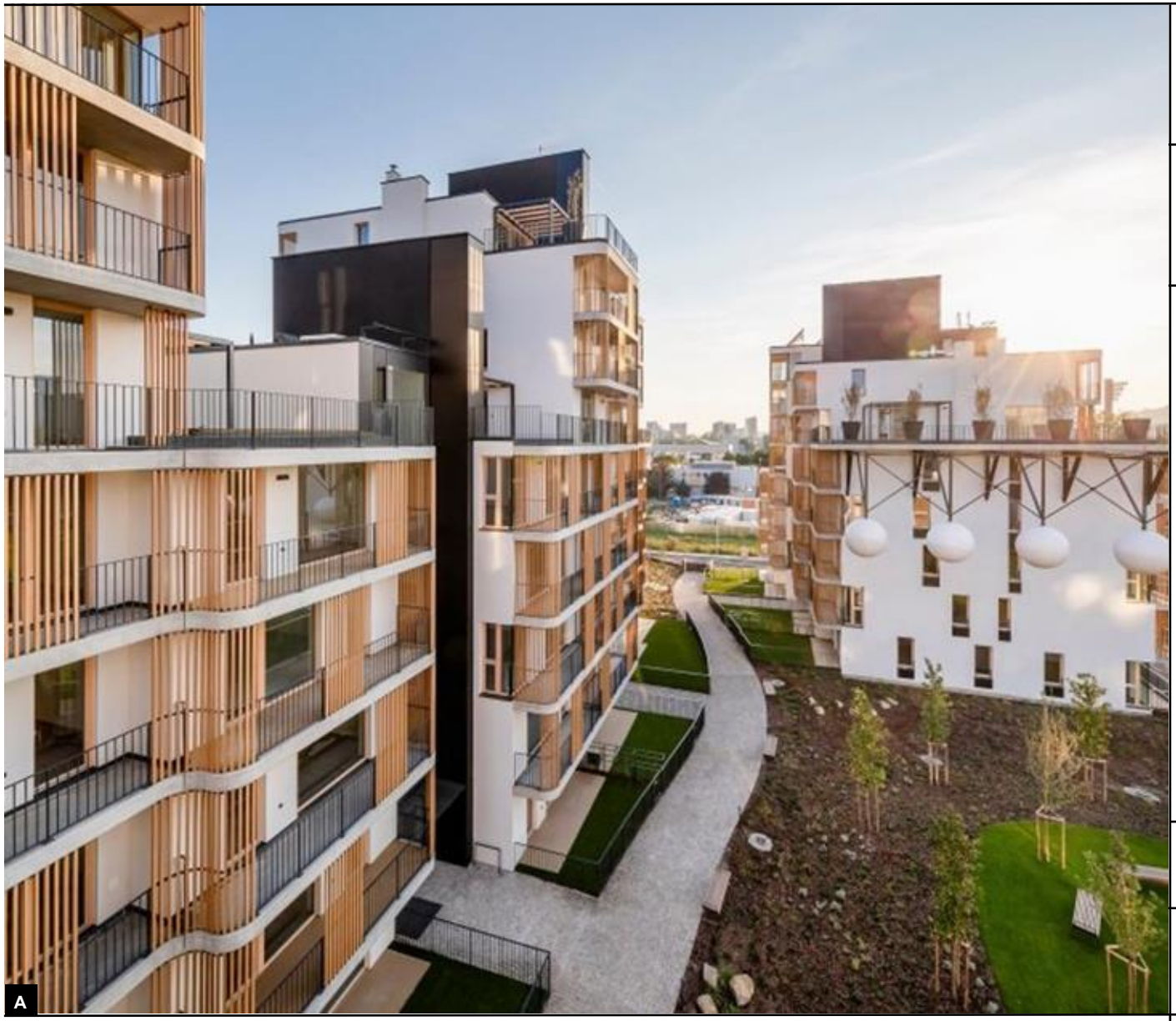
A –Visualization of the Čerešne Complex
B – Visualisation of the outdoor paved area and the roofing of the parking spaces
C – Visualization of the Čerešne Residence project.
D – Visualization of the courtyard.

Mixed- used Complex Čerešne


B


C


D



A

Apartment Building Nido

One of the pilot BIM projects – NIDO apartment building in Bratislava.

Description of the building/project

It is one of the pilot projects of BIM model information system. It is located on intersection of Tomášikova Street and Trnavská Street in Bratislava.
The first phase of the project offered a total of 115 apartments in nine floors. Two-room and three-room apartments predominate. Menu was supplemented by 16 one-room, eight four-room and four duplex apartments. The architectural structure of buildings with their differentiated heights and a playful facade, it fits into the newly created environment.

Construction date
2016-2023 (2 phases)

Total investment amount
approx. 55,000,000 EUR

A – Main visualization of the NIDO apartment house project in Bratislava.
B – The first phase of the NIDO project, which includes 115 apartments.
C – The apartment building has nine floors.

Apartment Building NIDO


B


C

Apartment Building **Sekurisova Brezno**

Residential Rental Complex **Muchovo námestie**

CIVIC AMENITIES

A

Science Park – Comenius University in Bratislava

Construction of the Comenius University Science Park in Bratislava.

Description of the building/project

The building is divided into two main blocks: a two-storey laboratory and three-storey laboratory conference and teaching block. Both are aligned by means of a glazed hall in which finds a dominant staircase cube connecting all floors to the roof. The north side of the first floor is partially embedded in the sloping terrain, which gives the building perception of stability. The facade of the pavilion is defined by ceramic cladding and strip aluminum windows that create contrast between red and gray tones, even optically highlight architectural elements.

Construction date
02/2014- 01/2016

Total investment amount
EUR 42,000,000

A – An overview of the conference and teaching block, which was one of the two implemented blocks.
B – A dominant staircase cube that connects all floors.
C – Visualization of the Čerešne Residence project.
D – Space in front of the entrance to the conference and teaching block.

Science Park- Comenius University Bratislava


B


C


D

A

Hockey Stadium Bratislava

Reconstruction of the Ondrej Nepela Ice Stadium in Bratislava.

Description of the building/project

PROMA participated in the reconstruction Ondrej Nepela Winter Stadium in Bratislava, while providing design and engineering work focused on the modernization of the main boarding area for spectators, as well as to optimise the supply of and the operation of the stadium. The aim was to preserve the urban concept of the original building and at the same time integrate the stadium into the urban environment. This reconstruction was part of the the extensive reconstruction of the stadium between 2009 and 2011; which was carried out as part of the preparations for the World Championships in ice hockey in 2011. As part of this reconstruction, work carried out such as dismantling the steel structure, demolition of reinforced concrete structures, perimeter masonry partitions and partitions, as well as the relocation of utility networks. During the reconstruction, for the first time in Slovakia, they were on a civil 86 m long steel trusses used in construction and a height in the middle of the span of 6.0 m.

Photo source: www.starz.sk

Construction date	*Delivery time*
2009-2011	09/2009-07/2010
Services provided	*Total investment amount*
DRS	€96,000,000

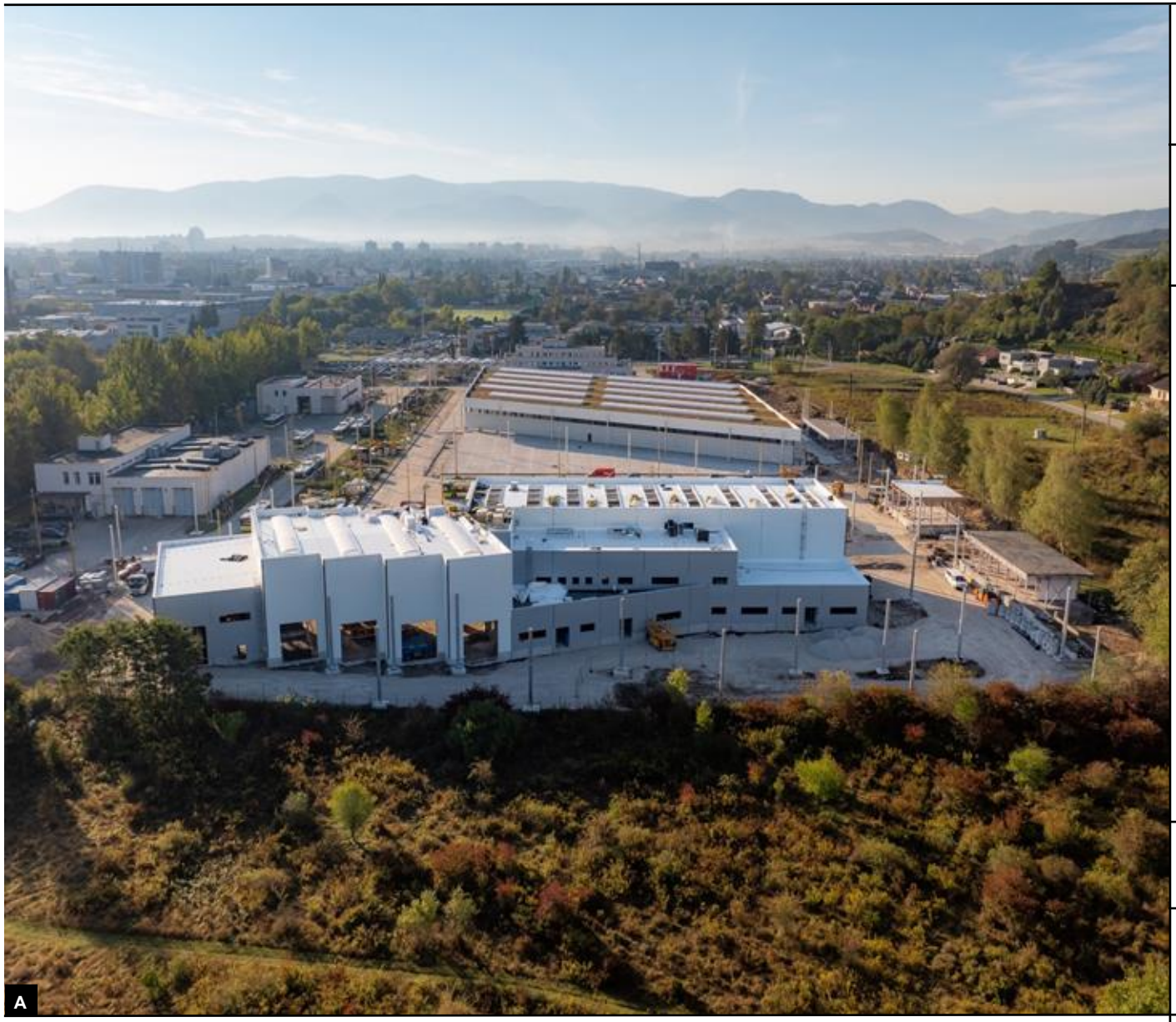
Hockey Stadium Bratislava

A – View of the atypical building of the Ondrej Nepela Ice Rink in Bratislava.
B, C – Reconstruction of the ice rink.
D – Indoor areas of the ice rink.

B


C


D



Trolleybus and Bus Depot Žilina

Construction and modernization of the maintenance base trolleybuses in Žilina.

Description of the building/project

The depot area is located on Kvačalova Street in a built-up area territory of the city of Žilina. The layout of the depot is designed as compact enclosed area with a divided main entrance through the entrance gatehouse. Smooth passage is possible from it vehicles through the entire area to the required objects.
The entrance part of the closed complex of buildings contains high-rise administrative building. Other objects are designed as single-storey heavy reinforced concrete halls structures and masonry perimeter and infill walls with two-storey workshop facilities.
Construction and modernization of the trolleybus maintenance base in Žilina is co-financed by the European Union.

Construction date	*Delivery time*
12/2023-12/2025	10/2021-09/2022
Services provided	*Total investment amount*
DSZ, DUR, DSP, DRS, IČ, AD	approx. EUR 30,000,000

A – The depot is designed as a compact and functionally closed area.
B, C, D – The buildings are designed as one-storey halls with a massive reinforced concrete structure.

Trolleybus and Bus Depot Žilina


B


C


D

Retirement home Smolenice

Designing a retirement home building in Smolenice.

Description of the building/project

Facilities for the elderly designed by the center PROMA Bratislava in 2020 and 2021. It consists of from the parts of St. Moritz and Platan. It is a device for clients with a higher degree of dependency, who are looking for quality services and the home environment. Single and double rooms are available with a view of the park, private bathroom and desk.

Construction date 2021-2023	*Delivery time* 11/2020-03/2021
Services provided ZSPD, DRS	*Total investment amount*

A – In the middle wing on the ground floor there are common rooms. The central part of the courtyard is in direct contact with the park.
B – All client rooms have loggias or terraces on the ground floor. The design pays attention to the connection of the interior with the external environment.
C – Construction of the central part of the courtyard after the completion of the construction work.
D – The land is fenced around the perimeter, so a mechanical barrier will be created between the courtyard and the park, which is protected as a monument.

Retirement home Smolenice


B


C

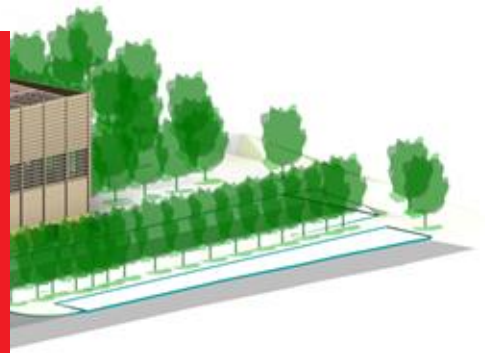

D

Pavilion of Top Technologies

Comenius University in Bratislava

Hotel Barmo

Zemplínska Šírava



TOP CLIENTS

We thank our clients for their trust, which is the basis of our mutual success.

CONTACTS

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