



Cukrovar The Sugar Factory

Trnava / Slovakia

Architectural competition for the
transformation of Cultural Heritage and Cityscape.

Expression of Interest

Issued by
UNITED Real Estate, s. r. o.,
Šafárikovo nám. 4, Bratislava, 811 02
Slovak Republic
August 2026
competition@cukrovar.sk

photography: Miroslav Beňák



Introduction

Established in the mid-19th century, the Trnava Sugar Factory has always been an integral part of the city. Despite its industrial character, it was a place of work, pride, and social connection that brought generations of Trnava residents together.

Today, a new urban district is emerging on a site covering nearly 25 hectares, designed with respect for the location's history, the city, and its inhabitants. We aim to open its unique historic core to the public to the greatest extent possible, reconnect it with its surroundings, and introduce functions and spaces that are currently missing in Trnava.

The challenge is to create a vibrant and sustainable centre for the district – an urban place of an appropriate scale, offering high-quality public spaces and a diverse programme, while naturally integrating into the city's structure and extending its historic core.

We regard the carefully preserved industrial heritage as one of the site's greatest assets. The iconic Zuckerfabrik – The main production building with its chimney – together with other historic structures, will once again be opened to the public and become a focal point for the social and cultural life of the entire district.

Former sugar factory sites represent significant development potential for many cities today. For this reason, we have decided to launch an open **International competition** that will deliver the best architectural and landscape design solution for the Sugar Factory, while helping to establish a high-quality benchmark for the future transformation of other industrial heritage sites.

South facade of the Main Production Building / Zuckerfabrik.



Sugar packaging in Warehouse I.

Cultural Heritage

The Trnava Sugar Factory was the **largest and most modern food-processing enterprise** in the Austria- Hungary, and later in Czechoslovakia and Slovakia. Sugar produced there was exported to Bosnia and Herzegovina, Serbia, and Turkey. During its peak period, the refinery employed up to 150 permanent workers and 1,500 seasonal workers, and was capable of producing as much as 3,000–3,200 tons of sugar per day. Sugar had been produced continuously for 135 years without interruption.

For the city of Trnava, the Sugar Factory has long been an Industrial landmark and an integral part of the city's identity. Today, the enclosed and fenced site represents one of the **last preserved industrial complexes** within the city.

Its distinctive ensemble of buildings—including **four National Cultural Monuments**—together with elevated connections between structures, additional industrial buildings, technical infrastructure elements, and above all its iconic chimney, make the site both an important symbol and a prominent landmark within the urban landscape.

Thanks to its urban and architectural qualities, preserved craftsmanship details, technical infrastructure, and surviving industrial machinery, the Sugar Factory complex ranks among the **most significant industrial heritage sites in Slovakia**.

Building on Values

The future development should be guided by a clear set of values, shaping a vibrant, inclusive, and resilient part of the city. These principles should form the foundation for its spatial, social, and environmental qualities while respecting the unique identity of the site.

Open / physically, socially, and programmatically accessible to residents of the entire city.

Connected / linking the city centre with its northern districts, Slávia with Kalvária, and integrating housing, services, culture, and recreation.

Accessible / offering everyday needs within walking distance and based on the principle of a compact, short-distance city.

Regenerative / a climate-resilient district that restores ecological value while making its industrial heritage accessible to the public.

Authentic / preserving and strengthening the site's unique spirit (genius loci) while supporting art in the public realm.

Competition Area

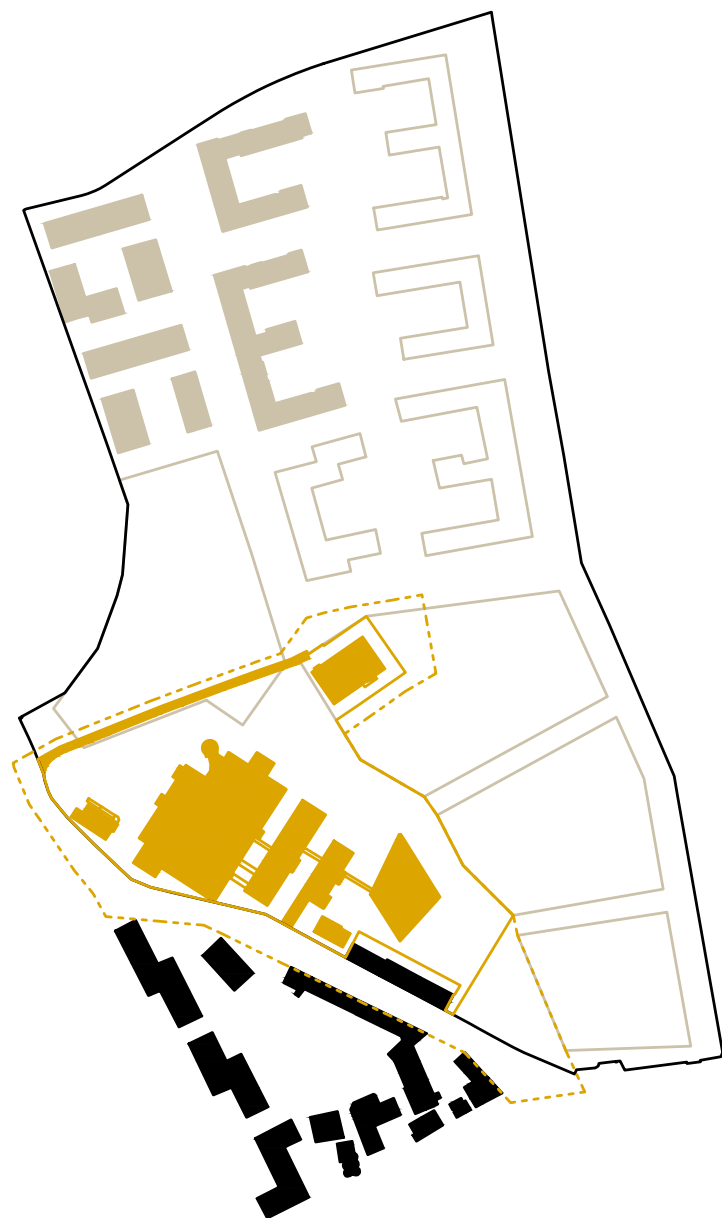
The Cukrovar area is a gradually urbanising district located between the historic city centre and the surrounding industrial, sports, and residential zones. It lies within the wider city centre of Trnava, northwest of the historic town walls, immediately adjacent to the Central Town Zone (CTZ).



Competition site

The competition site is bounded by Šrobárova Street to the south, the Trnávka River and Kalvária Park to the west, the Slávia Sports Complex to the east, and the Cukrovar residential development to the north. The subject of the competition is the southern part of the former Cukrovar industrial complex in Trnava and its surrounding area, distinguished by its unique industrial genius loci.

The competition area (4 ha) comprises a **group of buildings** with their extensions, **technical infrastructure and public spaces** owned by the developer. The extended competition area provides the immediate context of the site and includes adjacent plots, predominantly owned by the developer and the City of Trnava.



- Cukrovar Site
- Competition - Buildings
- Competition Area
- Extended competition area

- Residential development / built / under construction
- Residential development / planned
- New Masterplan Urban blocks / proposal
- Existing structures



Preliminary Brief

The preliminary brief outlined here is a summary version that is intended at this time to provide an overview of the design considerations. A more comprehensive Competition Brief will be provided to all short-listed competitors.

The future development of the Sugar Factory is envisioned as a vibrant, multifunctional urban destination that combines culture, education, work, housing, services, and leisure within a unique industrial heritage setting. The revitalized complex will include **around 40 000 m2** of new program as:

- ✦ Multifunctional indoor event and community space
- ✦ City Central elementary school of arts
- ✦ Retail premises and commercial services
- ✦ Administrative and office spaces
- ✦ Rental housing
- ✦ Hotel providing short-term accommodation
- ✦ Coworking facilities
- ✦ Fitness and physiotherapy / wellness place
- ✦ Long-term residential housing
- ✦ Grocery store, bistro and dining facilities...

Building phases			Existing Floor Area (m²)	Floor Area According to the Feasibility (m²)
2029-2031	Phase 1.	High-Voltage Substation	597	746
		Workshop Building	1335	1885
		Villa	757	811
		Underground Canal	1 028	1 028
		Associated Public Space	7 558	7 558
2032-2035	Phase 2.	Main Production Building	13324	15 880
		Sugar Warehouse 2 - monument	8264	6 687
		Sugar Warehouse 2 - new building	0	7 880
		Associated Public Space	7 558	7 558
2036-2039	Phase 3.	Sugar Warehouse I	6101	5 532
		Administration Building	2435	1 896
		Parkinghouse	0	3 200
		Associated Public Space	7 558	7 558
		Total Buildings	32813	41 317
		Total Public Space		23 702
		SUM		65 019

Existing elements

National Cultural Monuments / protected

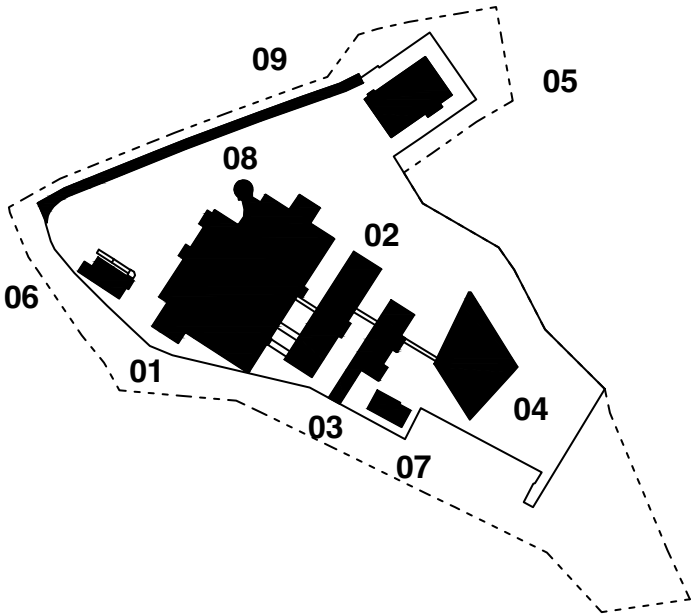
- 01 / Main Production Building / Zuckerfabrik
- 02 / Sugar Warehouse I
- 03 / Administration Building
- 04 / Sugar Warehouse II Locally Protected Heritage Structure
- 05 / Workshop Building

Buildings without Heritage Protection

- 06 / High-Voltage Substation
- 07/ Villa

Other

- 08 / Chimney
- 09 / Underground Canal



Aerial view of The Sugar Factory Site and the city skyline.



Competition Setup

The competition will be held in **two stages**.

The first is a **Selection stage**, aimed at narrowing the field of participants through an Application for Participation. The second is a **Design stage**, focused on the development of proposals, their evaluation by the jury, and the determination of final ranking.

In the **Selection stage**, the jury will shortlist **five (5) applicants** that show a portfolio of references and a statement of professional approach demonstrating experience with complex architectural projects and interest in the project.

The **Design stage** begins with a **Kick-off** workshop at the project site, including presentation of the project vision, site visit, and Q&A.

It is followed by a **Midterm review**, where teams present design concepts for public spaces and building transformations. The jury provides feedback and recommendations.

The **Final submission** presents the completed design, incorporating Midterm feedback, with focus on spatial, technical, and material solutions.

South facade of the Main Production Building / Zuckerfabrik.



Personal participation of the design teams in all **(3) three meetings** (Kick-off, Midterm, Final) is mandatory.

Competition Schedule

09.07.2026 / Jury Inaugural meeting / Trnava /

Phase 1 – Selection stage

10.08.2026 / Announcement of the Competition

10.09.2026 / Submission deadline (Application for participation)

by 24.09.2026 / Application Evaluation by Jury, Invitation of Selected Participants and Confirmation of Participation

Phase 2 – Design stage / Expected schedule

05–06.10.2026 / Kick-off meeting / Trnava
(Site visit, Competition Brief workshop, Q&A session...)

16.11.2026 / Midterm Submission deadline

30.11.2026 / Midterm Review / Trnava
(Interim presentation of preliminary design proposals)

by 11.12.2026 / Midterm Review feedback
(Distribution of Comments and Recommendations)

01.03.2027 / Final Submission deadline

02.04.2027 / Final Presentation / Trnava
(Presentation of Final proposals and Jury evaluation session)

26.4.2027 / Announcement of Competition Results

by 21.05.2027 / Deadline for Payment of Prizes and Honoraria

Competition Type

We are announcing an **International public two-stage restricted architectural design competition**, organised in accordance with the Competition Rules of the Slovak Chamber of Architects (SKA).

Participation in the competition

The **Application for Participation (Template file)** shall be submitted by the applicant in the form of a portfolio of reference projects accompanied by a formulated professional approach to the competition subject, together with supporting identification documents regarding the composition of the design team and their professional qualifications and eligibility.

The portfolio shall include **three (3) selected reference projects**, clearly indicating the authorship (or co-authorship) of the participant. The selected references should consist of realised projects (or at least award-winning competition entries or projects developed to at least the planning permission stage) **that are relevant in terms of scale, brief, typology, and historical or technical heritage value in relation to the competition subject.**

Applications should be submitted to competition@cukrovar.sk by the submission deadline.



Sugar Warehouse with trolleys and a sugar weighing system.

Competition Honorarium / Second-Stage Participants

A total Competition honorarium amount of **200 000 €** will be equally divided and remunerated to participants- each of the **five (5) Participants** who duly submit a Competition Proposal prepared in accordance with these Competition Conditions shall be entitled to receive a production fee: **40 000 € excluding VAT per Participant**. No prizes for ranking positions will be awarded.

Post-competition commitment

We are seeking a **long-term partner** to collaborate on the revitalisation of the historic core of the former sugar factory site. The objective of the Competition is to identify and award the most suitable architectural proposal and to select a design partner with whom the Organiser intends to conclude an agreement for the provision of architectural and design services and to establish a long-term collaboration for the further development and implementation of the project within the scope of the Competition.

Estimated construction cost: **80,000,000 € excluding VAT**

Estimated fee for architectural and design services:

5,600,000 € excluding VAT (7% of the estimated construction cost).

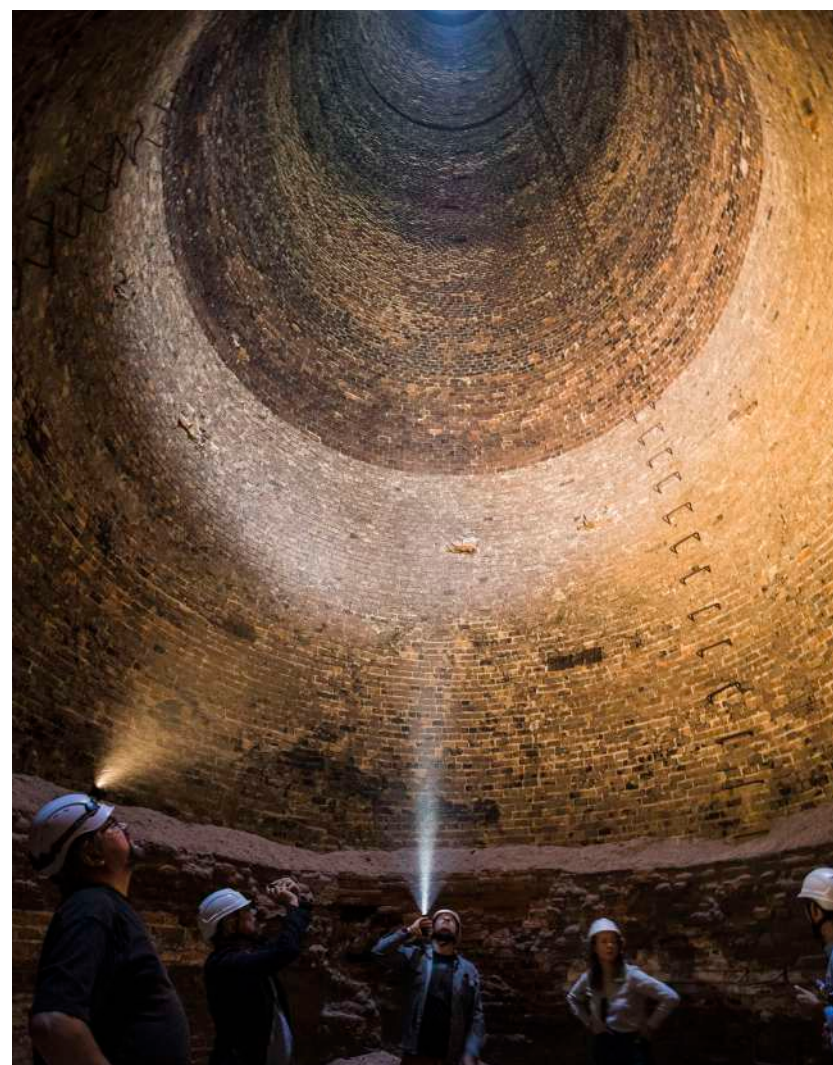
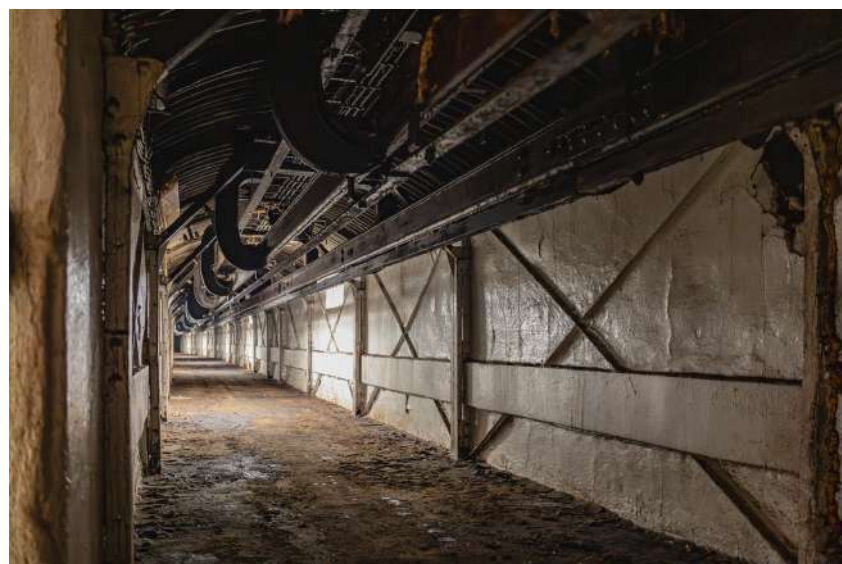
The Subsequent Commission is expected to include the following stages of architectural and design services:

- ✦ Architectural Study (to be commissioned immediately following the Competition)

(The scope of works and the phasing of individual buildings and structures will be determined during negotiations on the subsequent collaboration):

- ✦ Building Intent Documentation (Stavebný zámer)
- ✦ Building Permit Design Documentation (Projekt stavby)
- ✦ Detailed Design/ Construction Documentation (Vykonávací projekt)
- ✦ Author's Supervision during Construction.

Connecting bridge structure with an electrified trolley track.



Inaugural Jury meeting / Excursion to the underground- chimney.

Jury Composition

The International jury consists of 7 regular and 3 alternate members:

- ✦ Jan de Vylder / BE / Independent jury
- ✦ Jana Moravcová / CZ / Independent
- ✦ Štěpán Valouch / CZ / Independent
- ✦ Ondrej Horváth / SK / Independent
- ✦ Karol Šebo / SK / Dependent
- ✦ Martin Vinarčík / SK / Dependent
- ✦ Pavol Pauliny / SK / Dependent
- ✦ Jana Božánová / SK / Independent / Alternate member
- ✦ Jana Benková / SK / Independent / Alternate member
- ✦ Matúš Kopáč / SK / Dependent/ Alternate member

More Information

For further information on the competition and the requirements for participation, please refer to all materials provided for the Selection Stage:

- ✦ Application of Participation / Template
- ✦ Competition Conditions
- ✦ Supporting Documents / Selection
- ✦ Q&A

High-Voltage Substation – Ground Floor – Machinery Area.



Confidentiality

Competitors must keep confidential any information concerning the Owner received as a result of, or in connection with this EOI/ Competition or their Submission.