

SWISS CONCEPT



King's Fountain Dedinje
Swiss Residence

LUXURY LIVING AT A
PREMIUM LOCATION





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Exclusive Membership

The complex's architecture is defined by its elegant, modern design, seamlessly blending into its natural surroundings. Luxurious apartments, furnished to the highest standards, exude sophistication and comfort. Every detail has been meticulously crafted to ensure an unparalleled living experience.

ADDRESS

Project: Velisava Vulovića 51, Dedinje Beograd

TOPČIDE

ČINOVNICH
KOLONIJ

SAVSKI VENAC

ERSKI PARK

DIPLOMATSKA
KOLONIJA

DEDINJE

Kraljevski
kompleks

Beli dvor



King's
Fountain
Dedinje

BANJICA

STARI KOŠUTNJAK

KANAREVO BRDO





The complex's architecture is distinguished by its elegant and modern design, seamlessly integrating into its surroundings. Luxurious apartments, furnished to the highest standards, radiate elegance and comfort. Every detail is carefully considered to ensure an exceptional and comfortable stay.





In addition to his success in the financial world, Jan Schoch has established himself as a major force in the real estate sector since 2015. His real estate ventures began with the acquisition and renovation of Hotel Bären, followed by his investment in Hotel Löwen, which opened in 2023.



Jan Schoch, CEO Jan Group AG



Most recently, he successfully completed the investment in the Appenzeller Huus project, a development of a hotel and serviced apartments set to open in May 2025. Together, these real estate investments have exceeded a total value of 200 million euros, further cementing his reputation as one of the leading real estate developers in this region of Switzerland.

Through his groundbreaking work in investment banking and financial technology, combined with his strategic investments and successful developments in the real estate sector, Jan Schoch has demonstrated extraordinary vision, leadership, and execution across two highly competitive industries.

His ability to navigate complex markets, introduce innovative business models, and successfully deliver high-value projects has firmly positioned him as a leading figure in both global finance and Swiss real estate development.





The "King's Fountain" project
endeavors to establish an extraordinary
living environment, featuring nearly
13,000 square meters of premium real estate
nestled on the slopes of Dedinje,
in close proximity to the Royal Palace "Beli Dvor".

Belgrade still boasts hidden gems perfect for living—far from the city rush, yet close to the center. A prime location of this kind is the edge of the royal complex in Dedinje, where the King's Fountain residential complex is currently under construction.

Just fifty meters from the forest surrounding the White Palace, King's Fountain is embraced by greenery on one side, while on the other, a breathtaking vista stretches for kilometers, directly towards Avala.

The surrounding area is dotted with elegant villas, ensuring that residents' views will remain unobstructed by future developments. Thanks to its proximity to Patriarch Pavle Boulevard and Prince Alexander Karađorđević Boulevard, King's Fountain enjoys excellent connectivity to the city center.

Everything needed for a comfortable and sophisticated lifestyle is within easy reach, including premium amenities characteristic of Dedinje—such as private schools and tennis courts.





During the construction of the King's Fountain complex, only the highest-quality materials were used. Another key advantage of purchasing an apartment in this complex is the option to move into a fully furnished home.

The apartments in the King's Fountain complex offer an ideal setting for starting a new life, as well as a promising opportunity for a secure investment.

For more details on the unique benefits of each apartment, please refer to the brochure below, private schools and tennis courts.

Childcare

For our apartment owners and hotel guests, we offer professional childcare services, including a kindergarten for regular stays and temporary care while parents enjoy the wellness center or restaurant.

Our experienced staff supervises the playgroup and provides a diverse and engaging program tailored to your little ones.

INVESTMENT APARTMENTS

King's Fountain offers a unique opportunity for investors seeking a secure and guaranteed return on their property, along with the benefits of a luxury hotel concept.

By purchasing a Serviced Apartment in the King's Fountain complex, you become the owner of a prestigious property while securing a fixed annual return based on the nominal value of your apartment. Over a five-year period, this guarantees a stable income, with monthly payments directly to your account.

Our innovative model provides complete flexibility – you can use your apartment whenever you wish, while for the rest of the year, it is rented out by our five-star hotel, specializing in wellness and premium hospitality. Unlike traditional hotels with small rooms, our concept features spacious, fully furnished luxury apartments, ensuring high occupancy rates and stable income for owners.



Where Comfort
Meets Convenience

Serviced Apartments with yield guarantee



Invest in King's Fountain for Guaranteed Returns

The hotel is managed by a Swiss team, ensuring top-tier service, reliability, and long-term sustainability of your investment. After the initial five-year period, we offer the option to extend the lease agreement, guaranteeing continued income.

No Additional Costs – Hassle-Free Ownership

All costs related to maintenance, renovations, furniture, and equipment wear and tear are fully covered by the hotel. As an owner, you enjoy exclusive King's Fountain community benefits, as well as access to our renowned Appenzeller Huus hotel in the Swiss Alps.

GUARANTEED YIELD

How it works

- 1. BUY A FULLY FURNISHED APARTMENT**
incl. coffee machine, TV, bed linen, kitchen equipment, bathrobe, bathroom equipment, art, carpets, curtains.
- 2. CONCLUDE A SERVICE RETURN CONTRACT**
The contract between the apartment owner and our hotel has a running time of 5 years. It guarantees a return on the net purchase price of the investment.
- 3. RETURN ON INVESTMENT**
Receive the return payment monthly on your bank account.
- 4. ADDITIONAL COSTS PAID BY THE HOTEL**
Our hotel takes over maintenance and pays the monthly costs for electricity, water, fees, renewal fund.
- 5. COME WHENEVER YOU WANT**
Enjoy your apartment whenever you want. When you are away, you earn a regular and guaranteed return. The hotel takes care of the cleaning and administration

"King's Fountain is more than an investment – it's a secure and long-term income, a luxurious lifestyle and an exclusive opportunity to be part of a premium community"



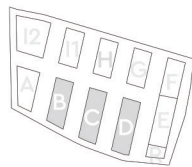
APARTMENTS

Apartment 02

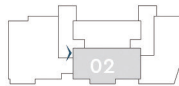
2 Bedroom | 1 Toilet | 1 Bathroom

Location

IN COMPLEX



IN BUILDING



C2-0-S2; C2-1-S5; C2-2-S8;
D2-0-S2; D2-1-S5; D2-2-S8;

Buildings	C,D
Floors	0,I,II
Interior area	63.18m ²
Terraces	9.20m ²
Total area	72.38m²



Furniture will be changed.

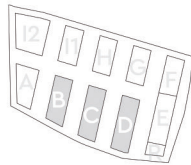
APARTMENTS

Apartment 05

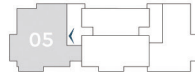
3 Bedrooms / 2 Bathrooms

Location

IN COMPLEX



IN BUILDING



B2-1-S4; B2-2-S7; C2-1-S4;
C2-2-S7; D2-1-S4; D2-2-S7

Buildings	B,C,D
Floors	I,II
Interior area	119.90m ²
Terraces	9.20m ²
Total area	129.10m²



Furniture will be changed.

APARTMENTS

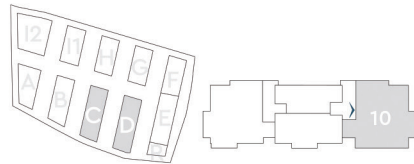
Apartment 10

4 Bedrooms / 2 Bathrooms

Location

IN COMPLEX

IN BUILDING



C1-1-S2; C1-2-S3; D1-1-S2; D1-2-S3

Buildings

C,D

Floors

I,II

Interior area

127.96m²

Terraces

9.37m²

Total area

137.33m²



APARTMENTS

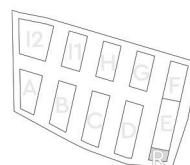
Apartment 29

3 Bedrooms / 3 Bathrooms

Location

IN COMPLEX

IN BUILDING



R-2-S2

Building	R
Floors	II, III
Interior area	164.2m ²
Terraces	53.72m ²
Total area	217.83m²
Level 1 with Terrace	115.13m ²
Level 2 with Terrace	102.70m ²



Furniture will be changed.

GOCO Hospitality is a leading global company specializing in the development and management of wellness centers, resorts, and spa facilities worldwide. Founded in 2008 in Bangkok, Thailand, by Ingo Schweder—a former hotelier with over 40 years of experience in the hospitality industry—GOCO Hospitality combines innovation, authenticity, and local culture to create unique wellness spaces.



Their approach encompasses all aspects of wellness facility development, from market research and financial feasibility to design, technical services, and operational management. With a portfolio of over 400 projects across more than 42 countries, GOCO Hospitality has set standards in the wellness tourism industry.



Reference hotel projects by GOCO Hospitality

GOCO

In collaboration with King's Fountain, GOCO Hospitality contributes to the creation of a luxurious wellness space that combines innovative design with local cultural elements, providing guests with unforgettable experience and setting new standards in wellness hospitality.



An international wellness concept that graces many luxury hotels worldwide.

Ingo Schweder and his wife Josephine, from GOCO, are trailblazers in the international wellness concept, synonymous with luxury hotels worldwide. Their expertise spans design and management of premier wellness centers globally.

We take a pride in having them oversee our wellness and spa center.





SPA WELLNESS SERVICES



INTEGRATIVE WELLNESS



CLASSIC HOLISTIC SPA TREATMENTS



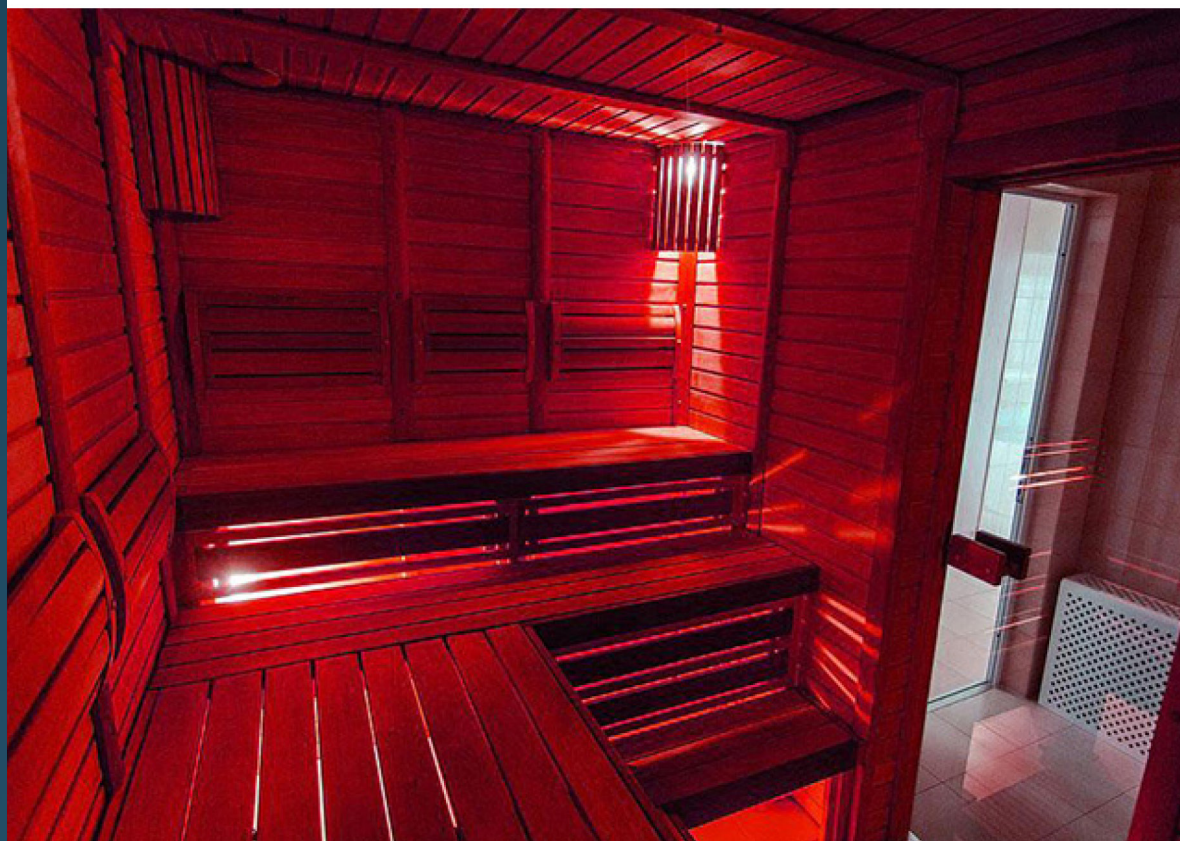
BATHING THERMAL THERAPEUTICS



FITNESS MOVEMENT



EXTRA DIMENSIONS



WELLNESS PROGRAMS



A diverse range of wellness programs will be offered, integrating unique Spa & Wellness services with suitable outdoor activities. These programs are customized to meet the individual needs of each guest, with the flexibility to book for multiple days or extended periods.

We present a selection of recommended programs designed to cater to the needs of every guest, tailored for each season:



ACTIVE MOVEMENT



DISCONNECT RE-CONNECT



RECHARGE RECALIBRATE



COMPREHENSIVE DAY PROGRAMS

PARTNER RESORT

in Switzerland



Community Membership with many benefits

- ✓ invitation to all community events
- ✓ luxury cartour 2025 across Switzerland
- ✓ access to the VIP Community Circle
- ✓ 20% Discount of all hotel facilities
- ✓ 10% Discount of the fine Dining access
to our most magnificent wine cellar
in Switzerland





APPENZELLER HUUS

A Lifestyle Wellness
Community



**THE LEADING HOTELS
OF THE WORLD®**

Appenzeller Huus in Switzerland

3 Hotels

43 Apartments

2'200m²

Wellness and Spa

Investment: CHF 120 Mio.

appenzellerhuus-wohnen.ch



08

MATERIALS

FURNITURE





*Warm colours, natural materials,
high quality, luxury brands.*





Our fine dining restaurant is managed by a swiss chef with international experience. He will delight you and your guests with special gourmet creations. The entire hotel is run by a Swiss management team.

10 EXCLUSIVE MEMBERSHIP



As an apartment owner, you become an exclusive Club Membership. You and your guests benefit from discounts in the restaurant and Spa. You are also invited to the exclusive events. We offer a 24h concierge service.





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