CONTEMPORARY LIVING IN THE NATURE



YOUR NEW HOME IN BELGRADE

The project is located on Velisava Vulovića street in the vicinity of the White Palace. The location is perfect for housing, as its popularity results from a pleasant living environment surrounded by greenery, with the absence of noise and pollution, low population density, and easy access to the city centre.











HISTORY

INTRODUCING KING'S FOUNTAIN



Halfway between the Beli Dvor and the seat of the local community Košutnjak, there is a drinking fountain that is built at the spring of the Lisičji Potok creek. The spring was used to provide water for the Royal Compound. After the royal family moved from Terazije to the purchased land in Dedinje in the period from 1924 to 1929, King Aleksandar demanded high standards for his residence and everything in its vicinity. After finding spring water in the stone quarry, the King began work on the drinking fountain in 1932. After his death in Marseilles in 1934, the fountain was renovated and ceremoniously unveiled as his memorial fountain in 1936.





A WATER OF ETERNAL YOUTH



A memorial plaque on the rock above the fountain set up by the Society for the Beautification and Improvement of Dedinje had an inscription in verse written in Cyrillic on the top of the stone arch:

> My flow is the life of eternal youth And my ripple is the song of pure joy Who drinks from my stream is young Who listens to my sound he is rejoicing

> > Source: Milojko Gordić, Art historian



12







KING'S FOUNTAIN LOCATION



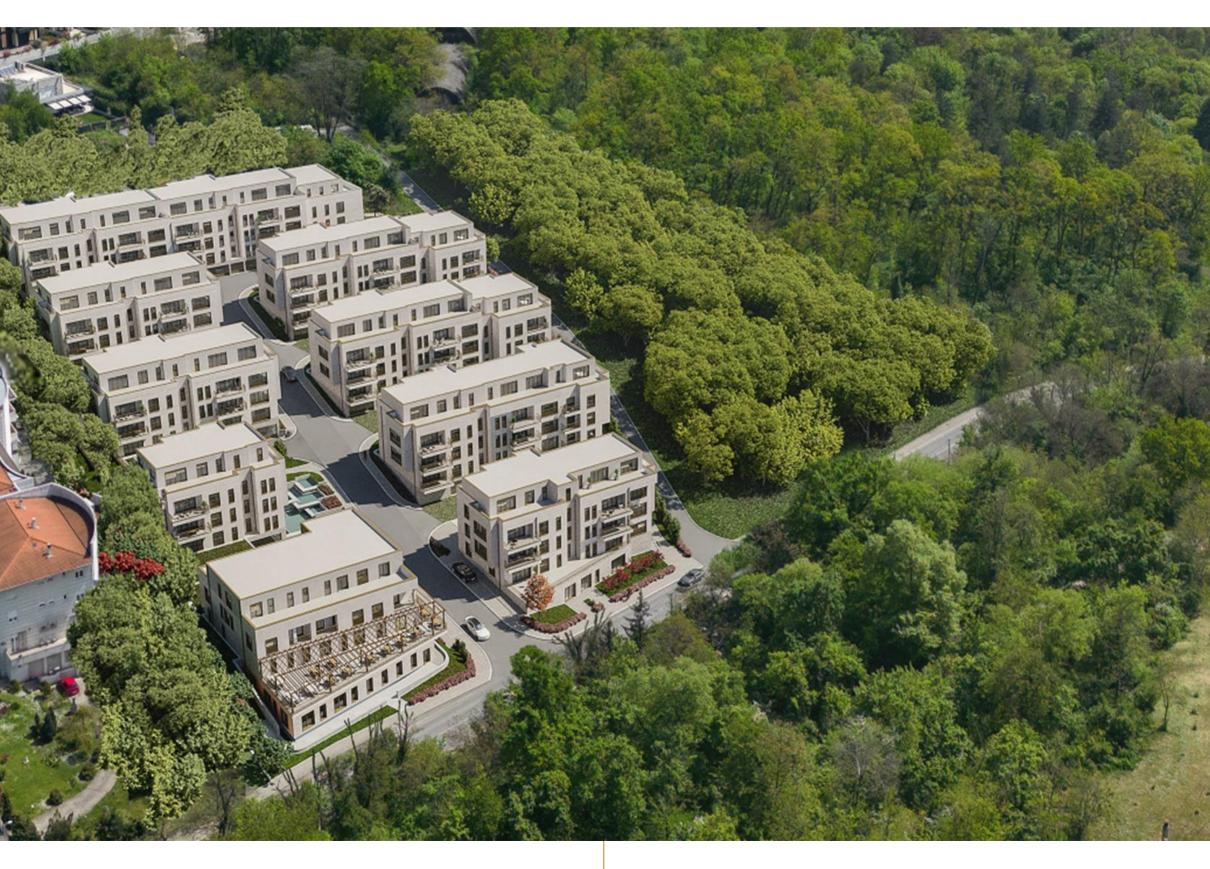
The plan is to build a gross area of 24,942m, of which 13,367m is net for residential and hotel purposes, and 7,070 m of garages, storage rooms, hallways, and technical rooms. In the structure itself, we have 100 residential units with 156 parking spaces, of which 144 are underground and only 12 above ground. It is also important to note that the King's Fountain project will include all important components of the modern way of life and, as such, will be one of the first of its kind both in Belgrade and Serbia.







KING'S FOUNTAIN BUILDINGS



2 LOCATION





ING'S FOUNTAIN

APARTMENTS



100 TOTAL NUMBER OF APARTMENTS

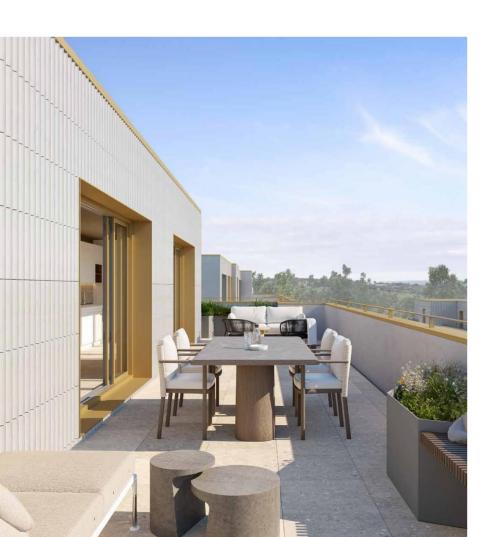


37.72m²

THE SMALLEST APARTMENT



217.83m² THE LARGEST APARTMENT







SERVICED APARTMENTS CONCEPT

Serviced Apartments mean, that the buyer has the free choice if he wants to use the common services from the hotel at a favourable rate only or if he also wants his apartments to be furnished in the hotel style so that they can be operated as a hotel suit (or suits, if the apartment can be split in two).

In this case, he participates in a pool revenue of all owners where he gets 50% of the net room income generated by the hotel. We have illustrated the returns with different occupancy and price levels which will vary over time.

Given the high density of embassies in Dedinje which often have people staying for short to mid-term stays in the region of the embassy, this offer will sell out quickly. Further, it is a unique offering with a unique Wellness and Gym space which will attract hotel guests from visiting Belgrade.

Apartment owners can buy a Club Membership Card which provides discounts for use of Wellness and Spa services.







SPECIAL OFFER PRE SALE **15% DISCOUNT** starting per 3'600 m²

CALCULATION EXAMPLES Guaranteed annual return rate

5%

This essentially means that any risks associated with renting out the property are assumed by us.

We have made the decision to guarantee a minimum annual return rate 5% on the nominal value of the purchased apartment for all those who opt for a serviced apartment, which includes a fully equipped unit.

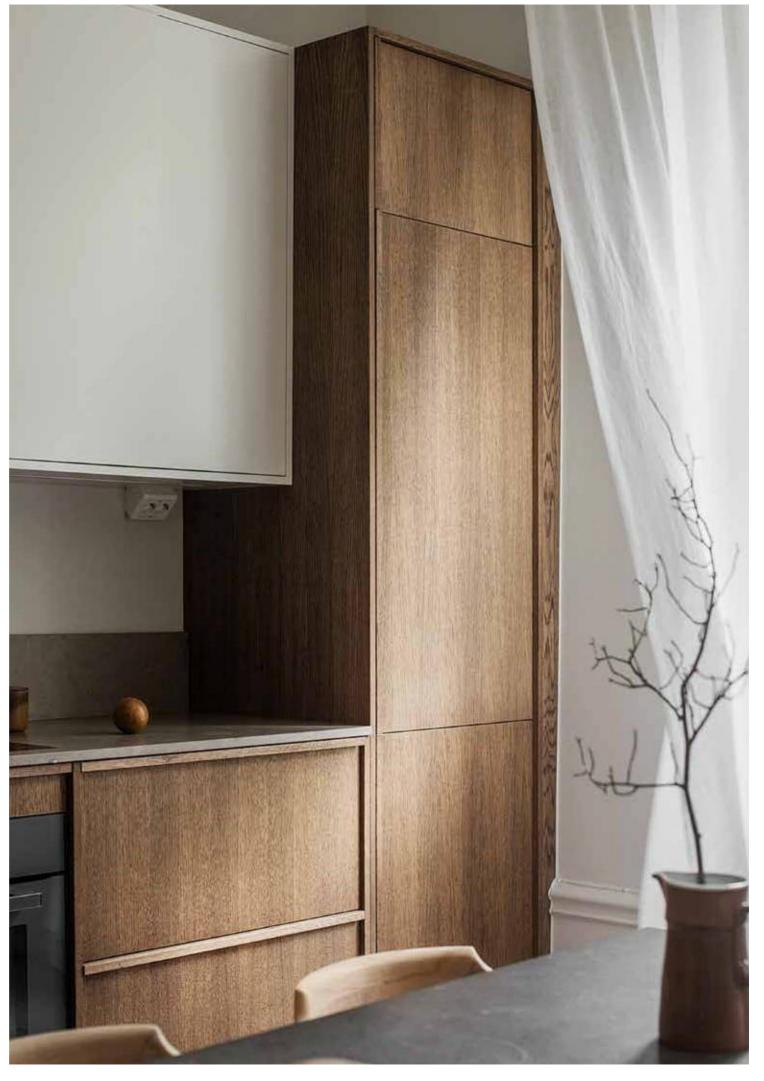
For instance, for a property priced at 100,000.00 EUR, you will receive a guaranteed annual return of 5,000.00 EUR or a guaranteed total of 25,000.00 EUR

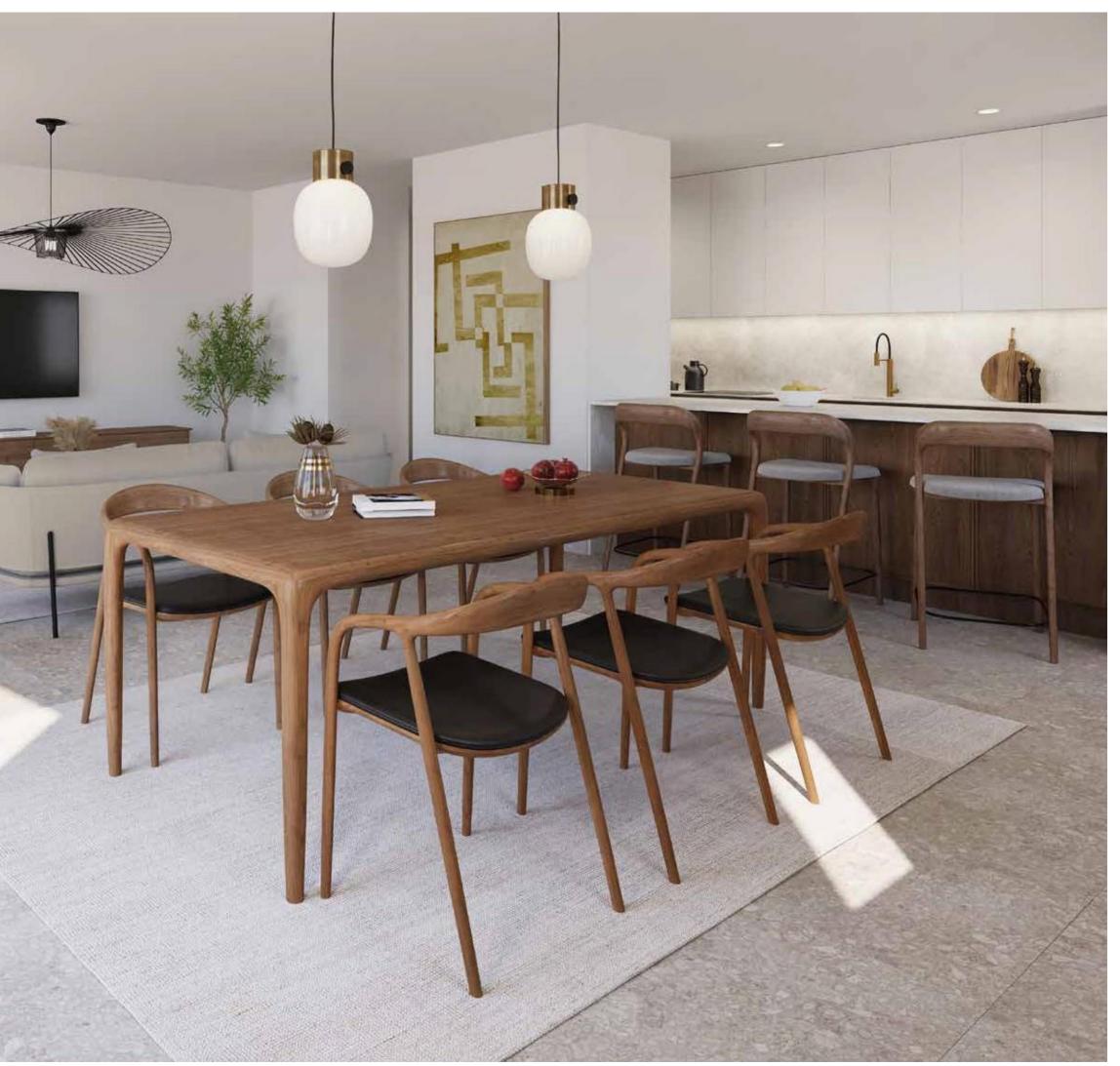
over a 5-year period.

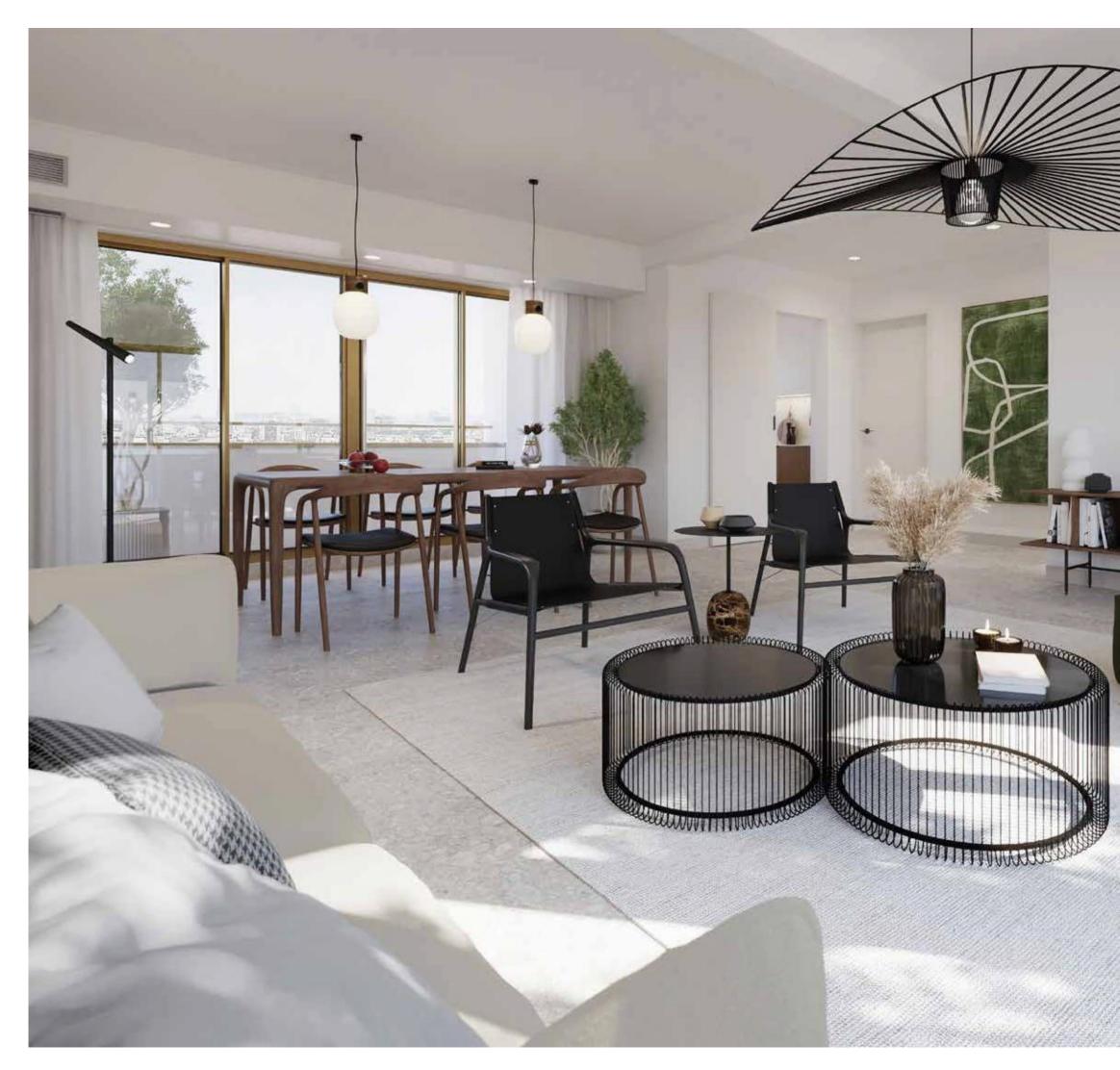
We also provide our buyers with the opportunity to spend a portion of their time during the year in the purchased apartment.

Our target audience includes buyers who will use the property occasionally, as well as those who choose King's Fountain as their home or long-term residence. This may include professionals, managers, and diplomats coming to Serbia with their families for several years. We believe that the combination of diverse tenant groups will add extra value to the project.















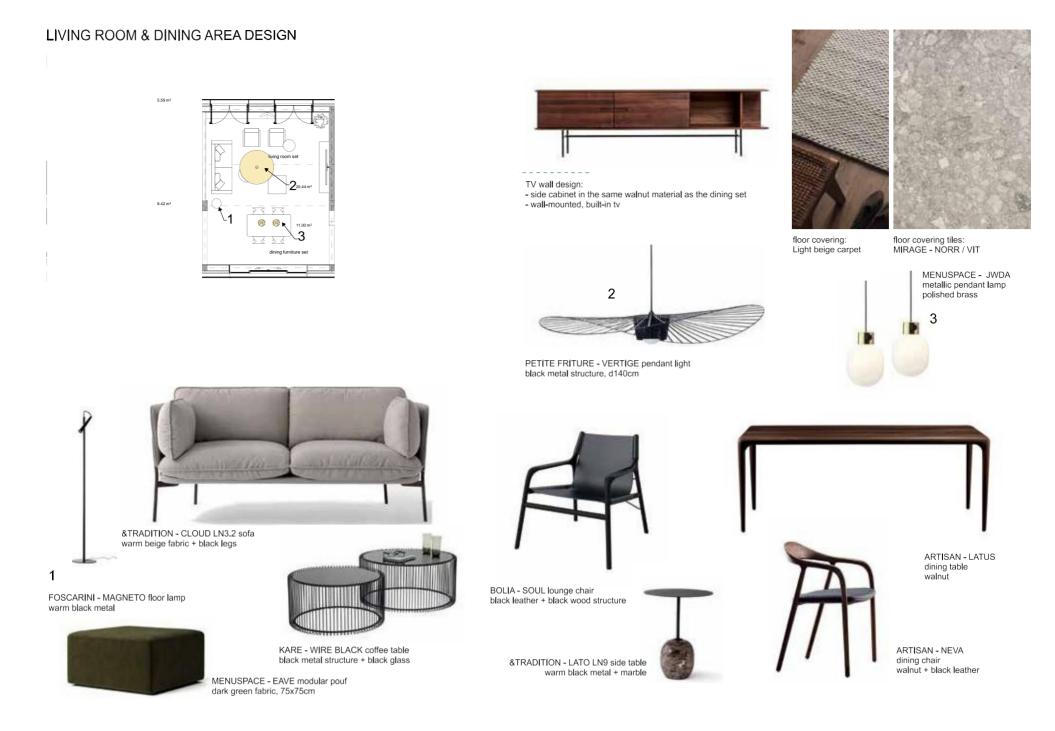








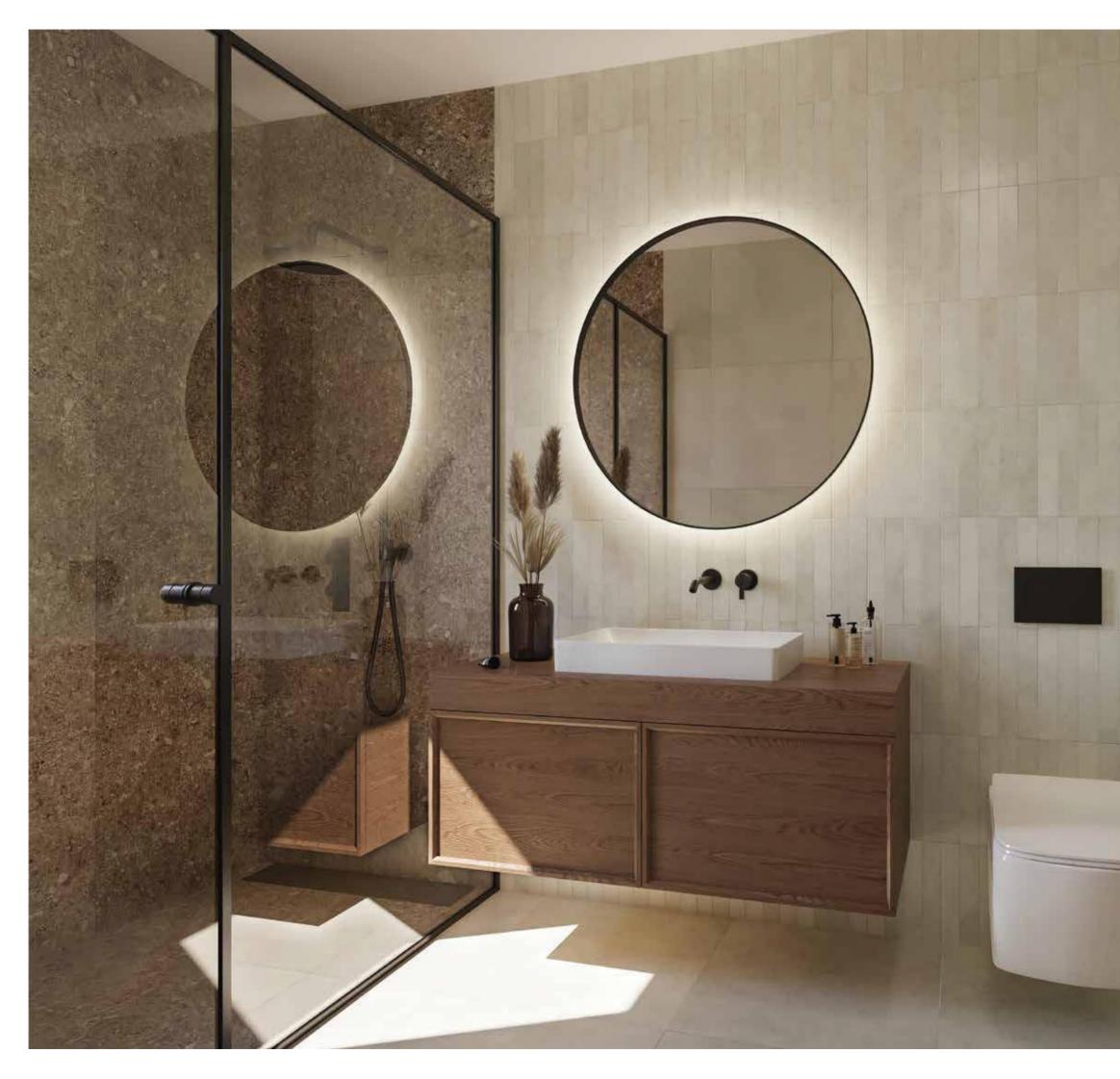


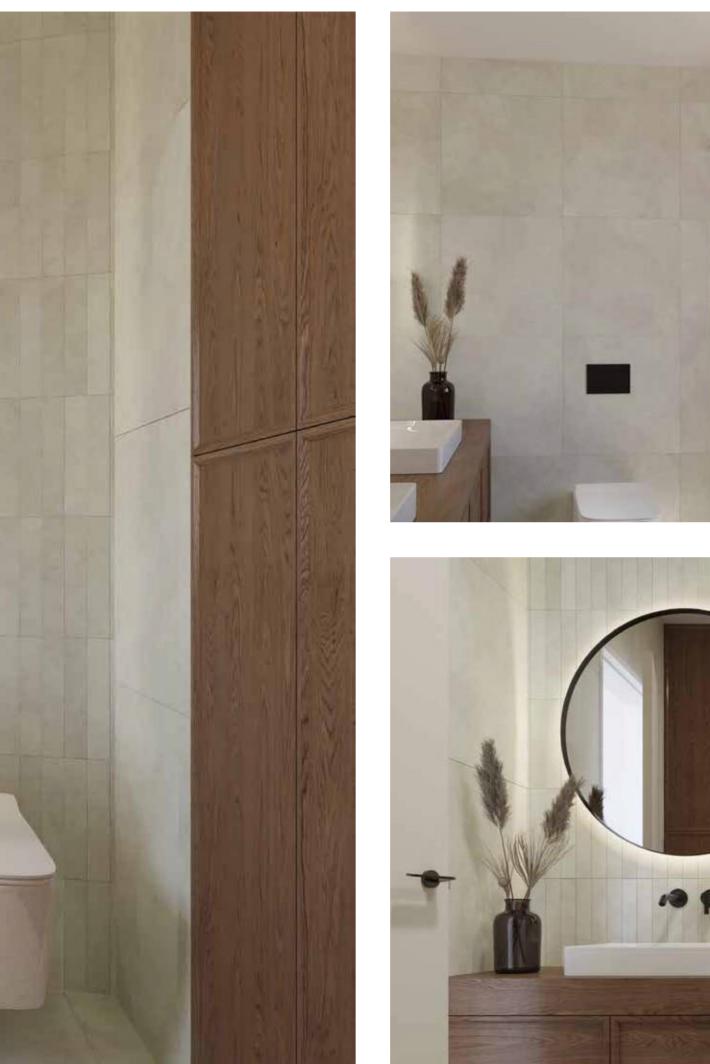




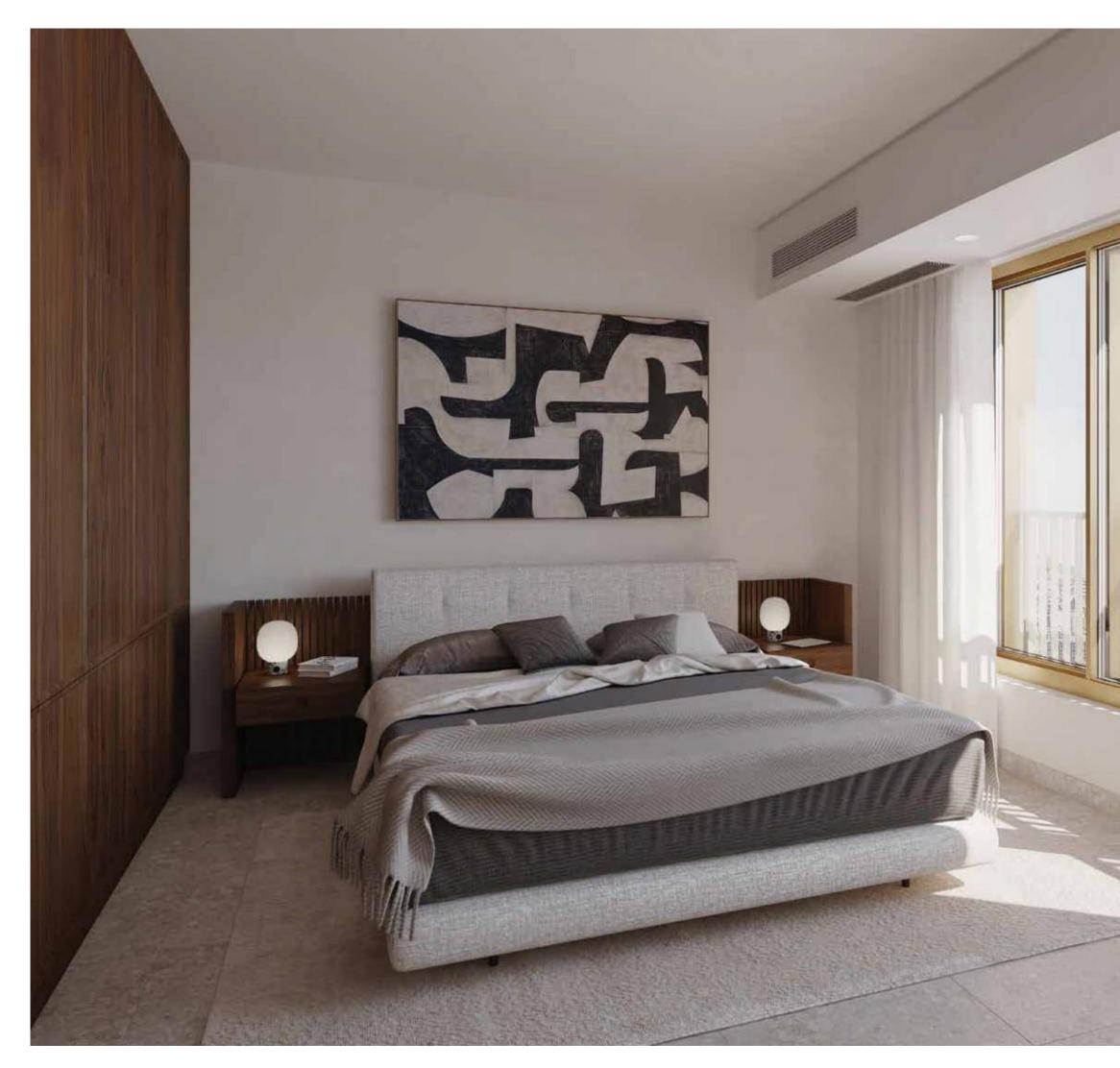




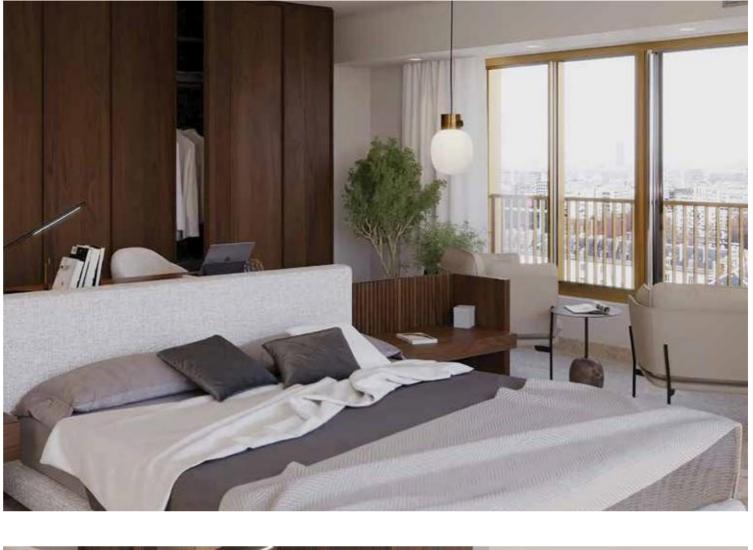














LUXURY LIVING IN KING'S FOUNTAIN APARTMENTS

King's Fountain complex is located on the slopes of Dedinje, in a peaceful part of the city, and the lush greenery surrounding the complex ensures additional tranquility and shelter from the city hustle. The complex spans an area of 10,528 square meters and includes 100 luxury apartments. The complex is divided into residential units that range from onebedroom to four-bedroom apartments, and with each purchased apartment, you become the owner of a garage parking space. During the construction of the King's Fountain complex, materials of the highest quality were used, and another benefit of buying an apartment within this complex is the possibility of moving into a fully furnished apartment. The apartments in the King's Fountain complex represent an ideal place to start a new life,

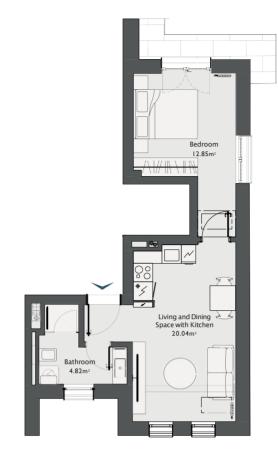
as well as a promising option for a secure investment. In the brochure below, you can find more detailed information about the benefits

of each individual apartment."



Business Apartmen





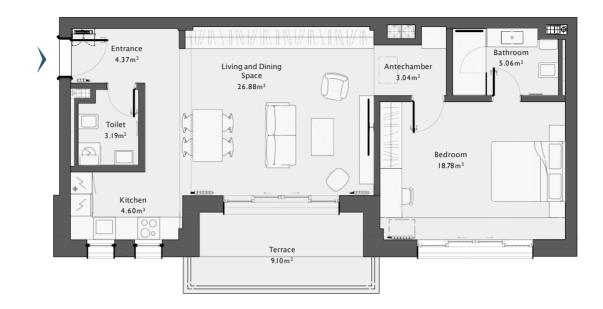


Business Apartmen

• TOTAL AREA 45.28m2

One Bedrooms One Toilet One Bathrooms

• TOTAL AREA 75.04m2



Three Bedrooms Two Bathrooms

• TOTAL AREA 122.19m2



XCLUSIVE

AMENITIES

EXCLUSIVE AMENITIES



24 HOUR CONCIERGE



EXCLUSIVE CLUB MEMBERSHIP



SHOPS

GYM AREA



SPA AN D WELNESS



RESTAURANT



BENEFITS OF EXCLUSIVE MEMBERSHIP CLUB

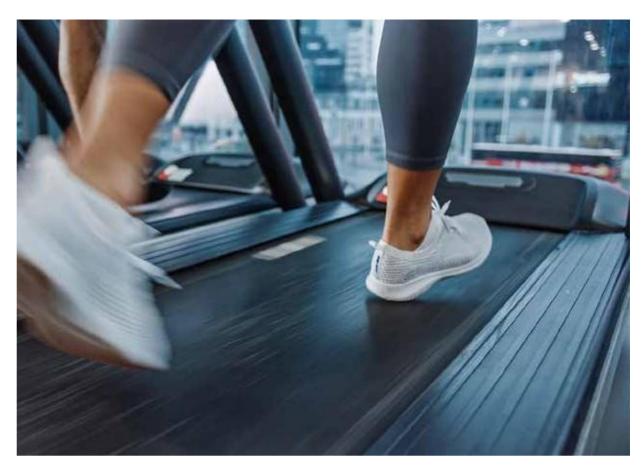


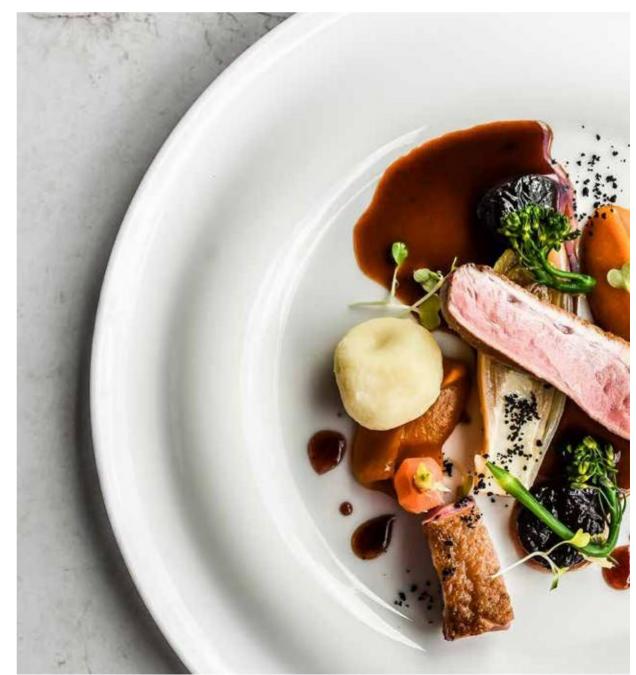
Become a member of exclusive VIP club and feel like royalty everytime you visit King's Fountain Dedinje



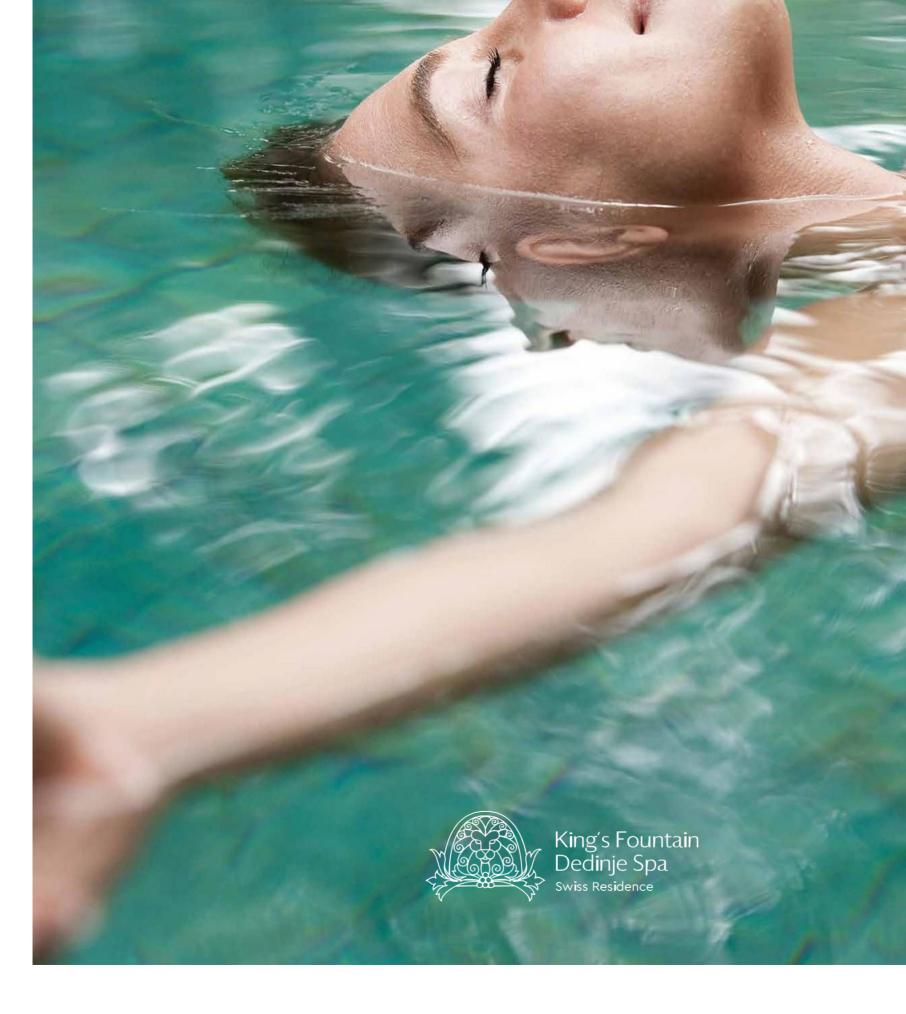












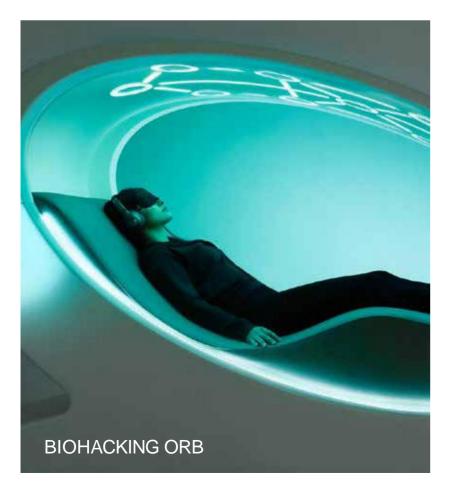
INTEGRATIVE WELNESS



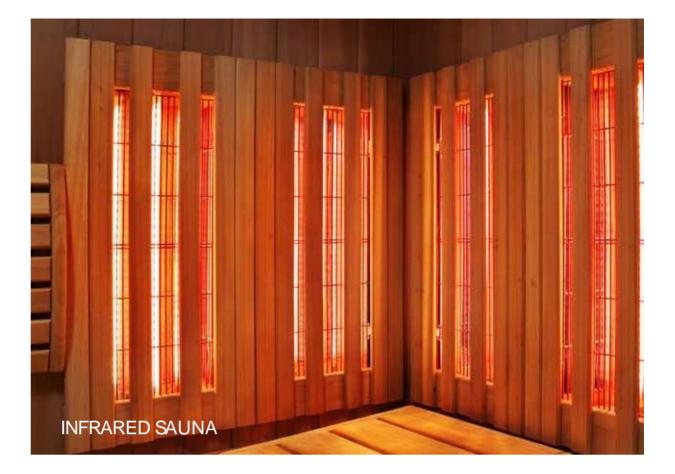
regenerative properties of integrative welness modalities are able to stimulate the body to self heal on both a mental and physical level, boosting the immune system and increasing self awareness and balance.

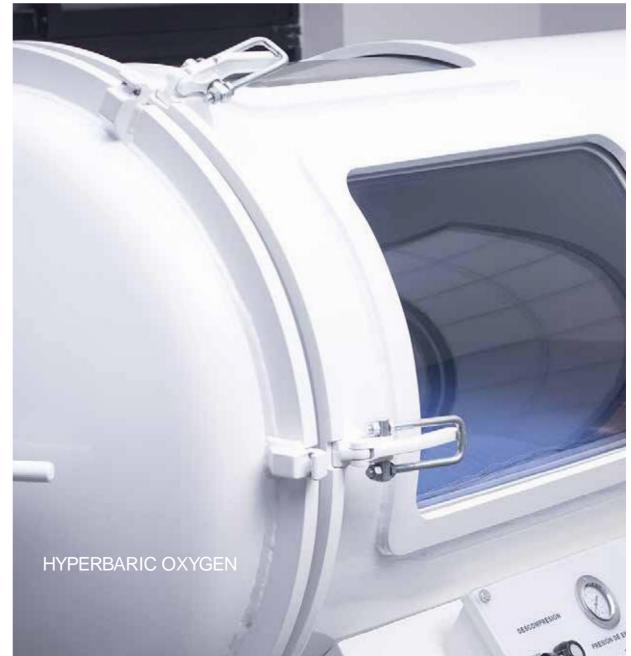






5 KING'S FOUNTAIN SPA



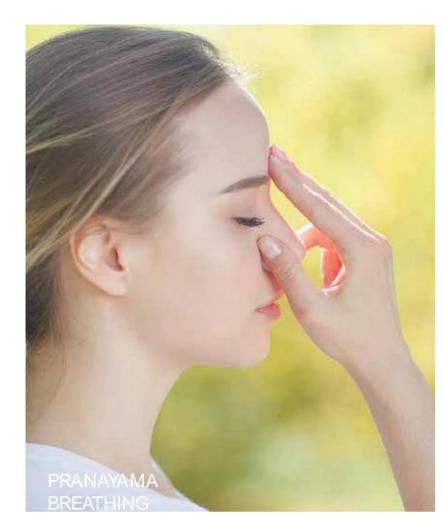


FITNESS MOVEMENT & HOLISTIC SPA TREATMENTS

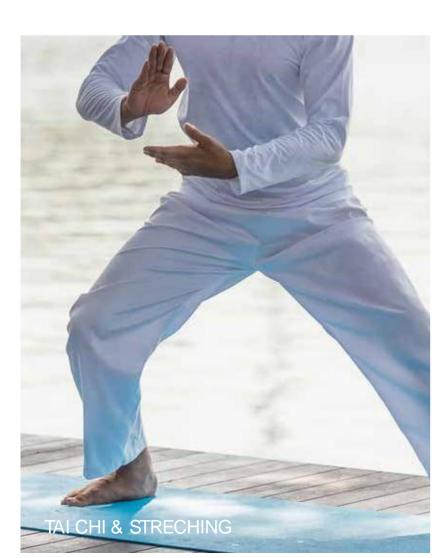


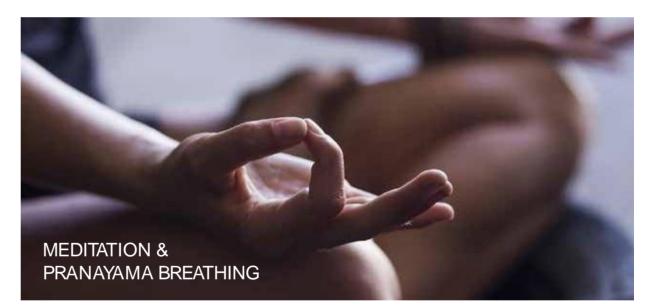
The naturally lit mind & body studio with it's large open doors will become an integral part of the hotels activity programming. This mind & body studio will have a changing schedule of classes, adding value to the hotels wellness positioning.

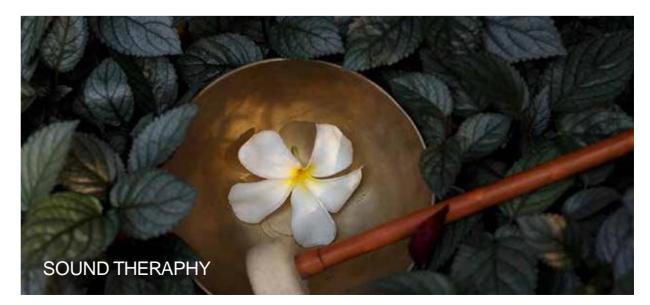


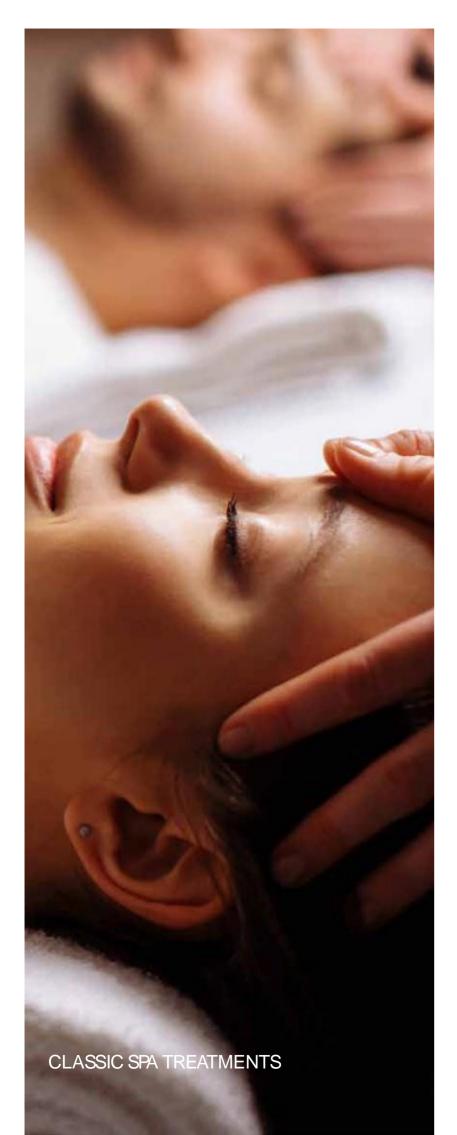




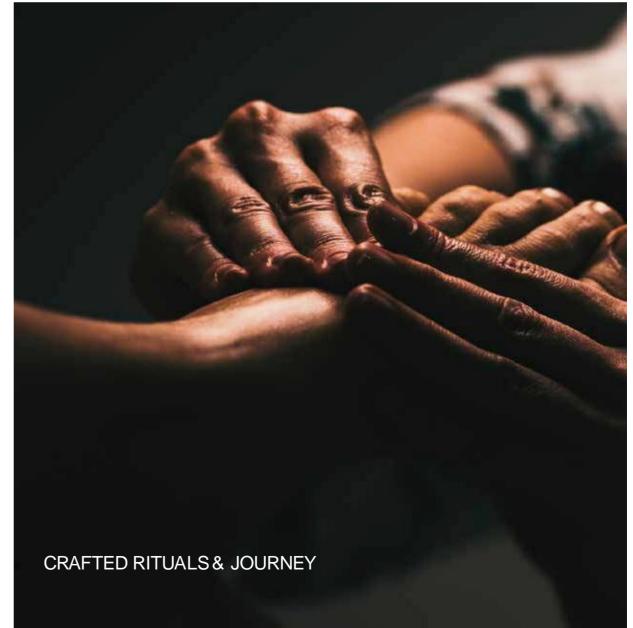


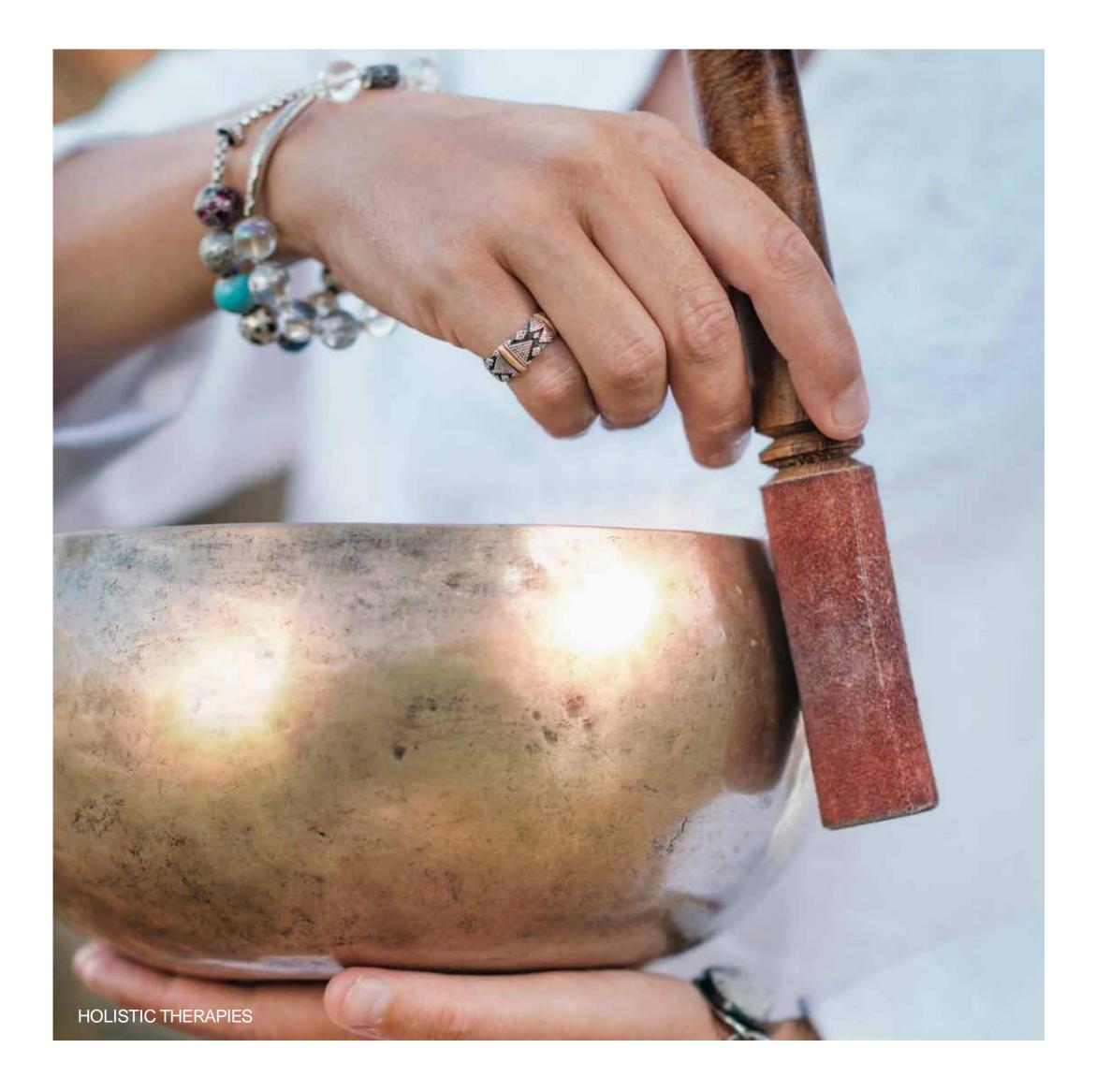












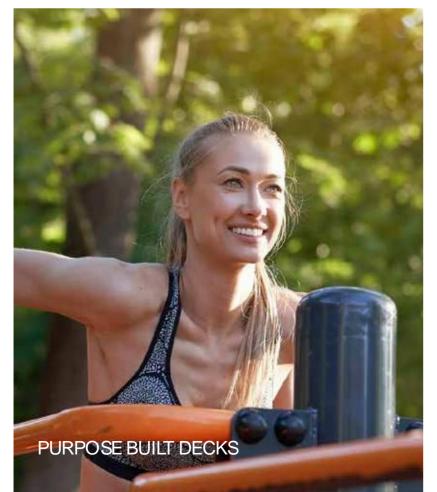
OUTDOOR FITNESS MOVEMENT

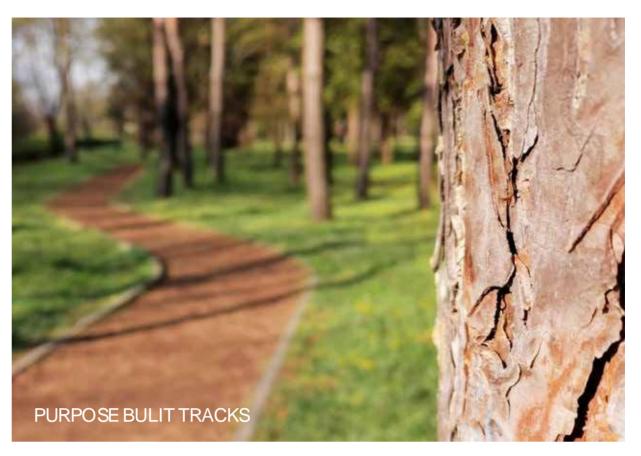


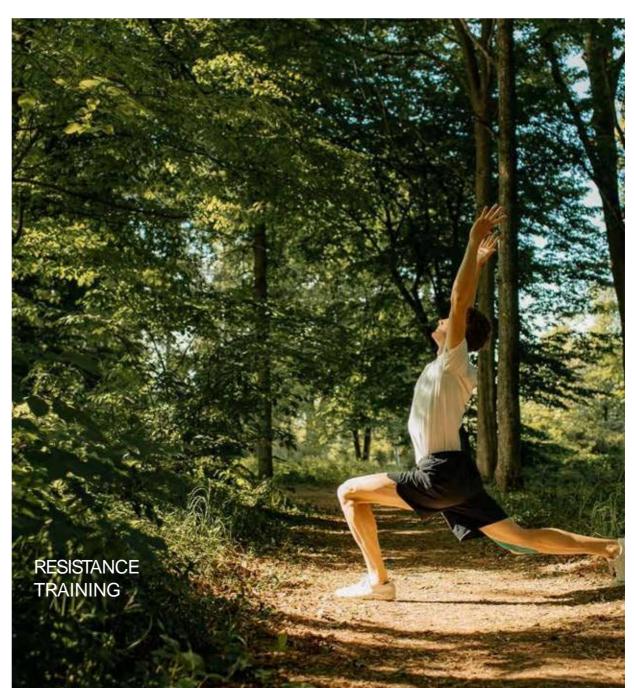
A number of purpose-built exercise stations will be positioned on site, integrated within the residential community gardense. These will be available for guests, resident to use individually or with a trainer.



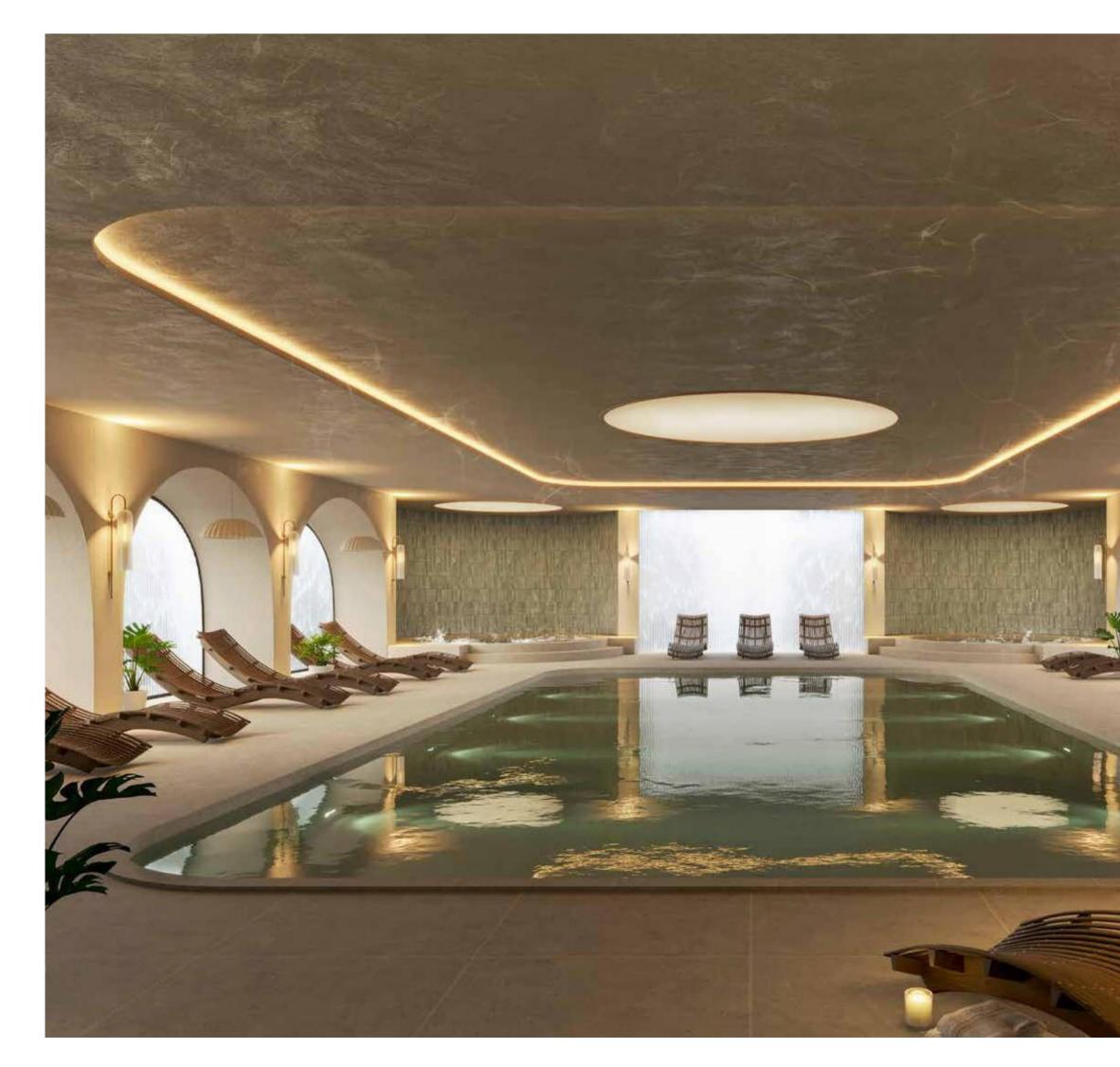




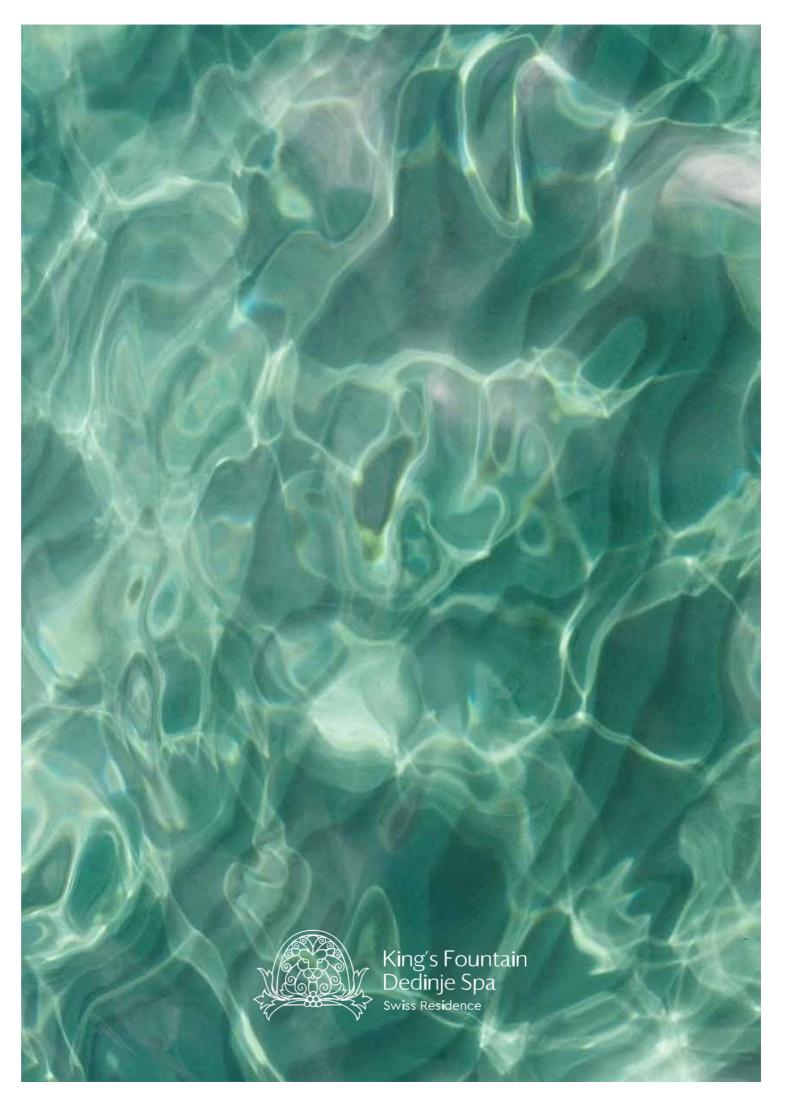




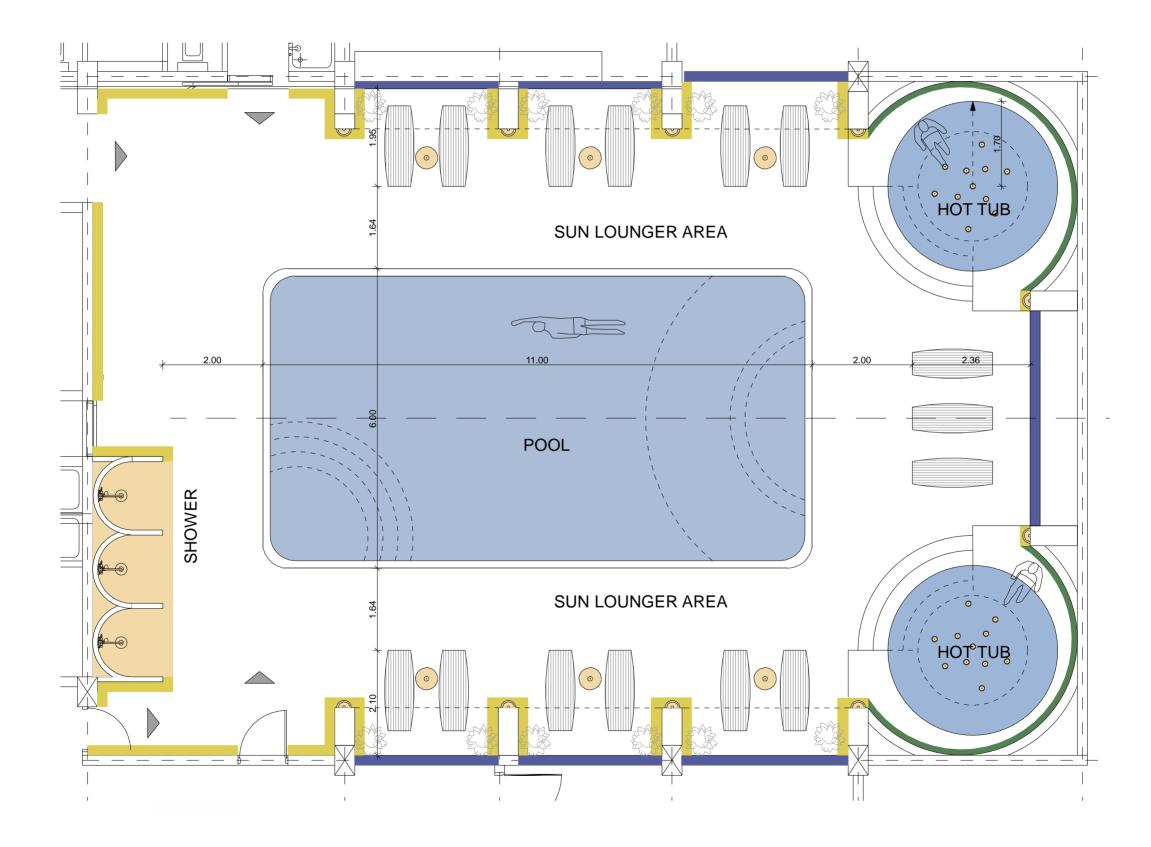
5 KING'S FOUNTAIN SPA







SPA SPACEPLAN





5 KING'S FOUNTAIN SPA







KING'S FOUNTAIN HOTEL & RESTAURANT



ABOUT KING'S FOUNTAIN DEDINJE HOTEL



The location is perfect for high-end nousing in a irrestyle community serviced by a Swiss Quality level hotel King's Fountain Dedinje Hotel with a gourmet style restaurant, a leading spa, a most modern gym as well as concierge, laundry and cleaning services. The apartments can be build out as serviced apartments with the interior design of the hotel and be operated with a very generous 50/50 revenues split by the hotel. The popularity results from the combination of being in the Dedinje district surrounded by greenery, with the absence of nois and pollution, low population density and easy access to the city center.



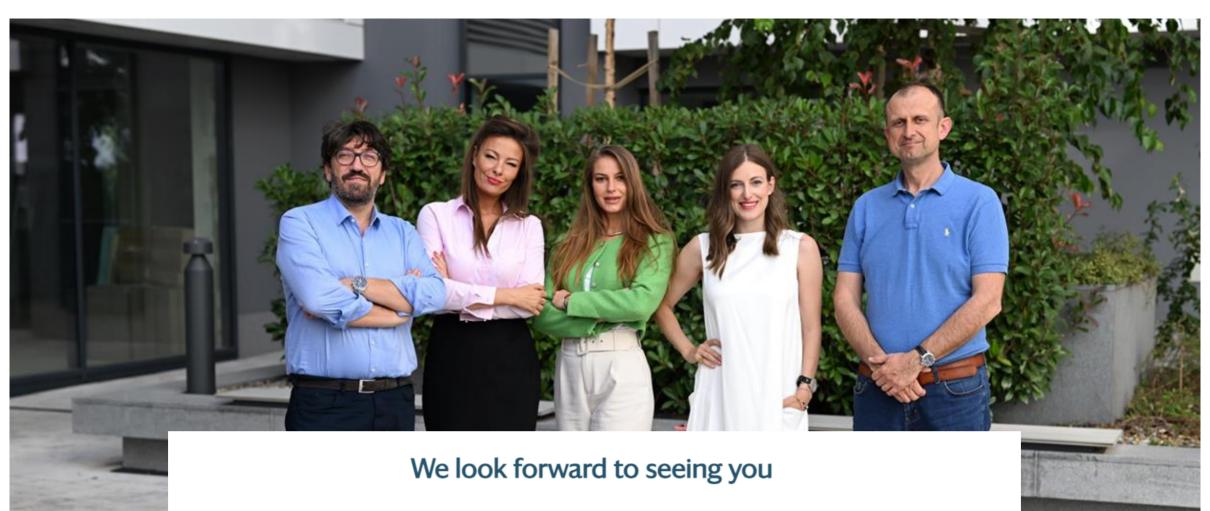
RESTAURANT



The King's Fountain Dedinje Hotel includes a gourmet level Serbian restaurant differentiating itself substantially form the average offering in the city.



7 CONTACT



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Suzana Stamač Sales Manager

Ivana Vlaović Sales Manager Vladislav Lalić

Investor Representative

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Our team for direct sales in Switzerland, Germany and Austria

Serbia Prime Site One is a Swiss-based company with a local branch office in Belgrade. The company owners decided to invest in the Serbian real estate market, focusing on luxury residential complexes combined with fully equipped boutique hotels, offering unique gastronomical experiences and world-class spa and fitness facilities.

Calling from Switzerland, Kristina Hintze

+41 71 510 95 95