

ZADAR COUNTY ZONE IDENTIFICATION CARD

ZONE NAME	BUSINESS ZONE TKON Predominately craft (12)
City/Municipality	Municipality of Tkon
Contact	otkon@tkon.hr tel. 023/285 295
Cadastral Municipality	TKON
Cadastral Parcel Number	/
Status	• Partially built • Built • Unbuilt
Zone Area (ha) <i>a) Total Area (ha)</i> <i>b) Building Parcel Area (ha)</i>	a) 2,36 ha b) 2,36 ha
Available for Sale (ha)	/
Built-up Area of the Zone	/
Allowed Building Coefficient	Maximum 0.4
Allowed Utilization Coefficient	/
Allowed Building Height (m)	The maximum height of the roof cornice is 5.0 m
Land Price (EUR/m ²)	Non specified
Ownership structure <i>a) Municipality/City – ha (%)</i> <i>b) Republic of Croatia – ha (%)</i> <i>c) Private – ha (%)</i> <i>d) Other – ha (%)</i>	a) 0 b) 0,232 ha c) 2,128 ha d) 0
Spatial Plan <i>Gazette No. / Not specified / In progress</i>	Spatial plan of the Municipality of Tkon ("Official Gazette of Zadar County" No. 06/2006, 11/2010, 23/2015, 12/2020, 02/2023, 07/2026)

Urban Plan <i>Gazette No. / Not specified / In progress</i>	Not prescribed
Method of Land Acquisition	• Purchase • Right to Build • Rent
Municipal Contribution	• Amount – 17,25 EUR/m³ • Discount – Art. 20 and Art. 21 Decisions on municipal contribution • Option for instalment payment: YES
Municipal Fee	• Amount: 0,60 EUR/m²/month • Discount: Art. 11 and Art. 12 Decisions on municipal fee • Exemption from payment: None
Water Management Fee	0,04 EUR/m ³ /month
Planned Activities <i>(Production, Craftsmanship, Commercial, Hospitality, Services, Research Centers, Technological Parks, Tourism T1, T2, T3)</i>	• artisan and crafts workshops • small business production facilities • plants for primary processing of agricultural products • plants for primary processing of fish and mariculture products • warehouses
Existing Activities in the Zone	None
Existing Companies in the Zone	None
Number of Entrepreneurs in the Zone	0
Number of Employees in the Zone	0
Municipal Infrastructure of the Area	• Water supply • Sewerage • Electric power • Gas • Telecommunications
Transportation Connectivity	• Road transport • Railway transport • Maritime transport

Category of Road Connections	• State road • County road • Local road • Unclassified road
Strategic Location (Descriptive, transportation connectivity, distance to the nearest urban centre, and key strategic points)	The zone is laid out along the state road D110, which stretches from Tkon to Ždrelac. The zone is located in the Municipality of Tkon in the settlement of Ugrinić, which is 2 km from the settlement of Tkon. The municipality of Tkon has approximately 750 inhabitants according to the last population census from 2011.
Photograph(s)	NO
Video	NO
Copy of available documentation (building permit, etc.) - attached	NO