ZADRA NOVA
Agencija za razvoj
Zadarske županije

TOURIST ZONE IDENTITY CARD OF ZADAR COUNTY

Zone Name	UVALA SOVINJE HOSPITALITY-TOURIST ZONE (T3-CAMP)
City/Municipality	Tkon
Contact *Name and Surname, Phone, E-Mail, Address*	otkon@tkon.hr tel. 023/285 295
Cadastral Municipality	Tkon
Cadastral Parcel Number	143/236 Cadastral Municipality Posedarje
Status	• Partly built
Zone Area (Ha) *a) Total Area (Ha)* *b) Building Plot Area (Ha*)	a) 2 ha b) 2 ha
Available For Sale (Ha)	/
Built-Up Area of the Zone	/
Permissible Building Coefficient	• Cannot be larger than 30%
Permissible Utilization Coefficient	• Cannot be larger than 0,8
Permissible Building Height (M)	/
Land Price (kn/m²) (EUR/m²)	Not determined
Ownership Structure *a) Municipality/City – Ha (%)* *b) Republic of Croatia – Ha (%)* *c) Private – Ha (%)* *d) Other – Ha (%)*	a) 1 ha (50 %) b) 0 c) 1 ha (50 %) d) 0
Spatial Plan *Gazette No.*	Spatial plan of the Municipality of Tkon ("Official Gazette of Dar County" No. 06/2006, 11/2010, 23/2015)
Urban Development Plan *Gazette No. / Not Specified / In Progress*	URBAN DEVELOPMENT PLAN OF SOVINJE BAY OUTSIDE GP NASELJA TKON (T3) ("Official Gazette of Zadar County" No. 14/2009)

Detailed Plan *Gazette No. / Not Specified / In Progress*	Not prescribed
Method of Land Ownership Acquisition	• **Purchase** • Right to Build (Land Lease) • Rent
Municipal Contribution	• Amount: HRK 100.00/m³ • Discount: Art. 7 and Art. 9 Decisions on communal contribution • • Option to pay in installments: YES
Municipal Fee	• Amount: HRK 0.13/m² • Discount: Art. 11 and Art. 12 Decisions on utility compensation • Possibility of exemption from payment: NO
Water Contribution	Check the table https://www.voda.hr/sites/default/files/clanak/vd-_tablica_tarifa_-_konacno-od_01.01.2016.pdf
Water Management Fee	Check the table https://www.voda.hr/sites/default/files/nuv_tarifa_

	za_web.pd
Purpose T1 – Hotel, T2 – Tourist Resort, T3 – Camp	Construction of tourist facilities for accommodation and stay of persons and accompanying hospitality facilities as well as facilities for sports, entertainment and recreation, communal buildings and infrastructure buildings; capacity: 200
Municipal Infrastructure of the Area	• **Water supply** • Sewerage • **Electric power** • Gas • **Telecommunications**
Transportation Connectivity	• Road transport
Category of Road Connection	• County road
Strategic Position *(Descriptive, Transportation Connectivity, Distance to the Nearest Urban Center, and Strategically Important Points)*	The zone is connected by the county road Tkon-Uvala Sovinje, outside the inhabited part of Tkon and is about 2.5 km away from the settlement of Tkon. The municipality of Tkon has approximately 750 inhabitants according to the last population census from 2011.
Photograph – attached	NO
Video – attached	NO
Copy of Available Documentation	NO