



TARPON SPRINGS

1725 Gulf Road

zenlofts







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# DEVELOPER

Rudy L. Arnauts, Founder  
Zenlofts, LLC

Rudy is a Belgian citizen that grew up in Singapore, where he gained a broad worldly perspective at an early age attending an international school with 56 nationalities. Upon emigrating to the United States, Rudy completed a four year Bachelor's Degree in Economics in two years and got offered a full academic scholarship to obtain a PhD. Rudy started real estate investing during his first year in graduate school where he completed his Master's Degree in Economics by age 24.

With a passionate dedication to superior quality and detail, Rudy successfully completed his first luxury estate land development in Atlanta GA by age 29. The developed sites sold for an average 79.5% premium over two competing projects in the immediate vicinity. The luxury custom estate homes built in the 9 lot development broke all local sales records for the area by a 2 to 3 multiple.

The holistic design approach taken on the 1725 Gulf project is the result of over 4 years of highly selective global sourcing of talent, materials, building techniques, suppliers, manufacturers and subcontractors. Not a single detail has been overlooked in assembling the ultimate holistic design-build combination.

**ho·lis·tic**  
/h o ´listik/  
**adjective**

1. PHILOSOPHY  
characterized by comprehension of the parts of something as intimately interconnected and explicable only by reference to the whole.

[www.zenlofts.com](http://www.zenlofts.com)





# ARCHITECTS

Besonias Almeida Arquitectos

Besonias Almeida Arquitectos is a globally renown architecture firm in Buenos Aires Argentina. Founders Maria Victoria Besonias and Guillermo de Almeida have been licensed architects since 1975 and previously operated under BAK Arquitectos with fellow acclaimed Argentinian architect Luciano Kruk from 2000 – 2012.

Both founders have a rich history in the upper echelon of Argentinian academia in architecture and their works have been published worldwide for decades.

1725 Gulf is the first Besonias Almeida-designed project to be built in the United States.

[www.besoniasalmeida.com](http://www.besoniasalmeida.com)



# FLORIDA ARCHITECT OF RECORD

Rick Hampton, Owner/Architect  
Design Collaborative

Rick founded Design Collaborative in 1989 and has since created a deep portfolio of residential, commercial, and industrial projects. Notably, as Architect of Record, one of Rick’s completed signature projects is a multi-million dollar modern Tampa home with a rooftop pool.

This experience is directly applicable given the unique elevated courtyard water feature at the entrance of 1725 Gulf in combination with all the green roof planter areas and rooftop spa.

Having been internationally educated at the Ecole Des Beaux-Arts in Paris, the Architectural Association in London as well as Georgia Tech in the USA, Rick is in an ideal position to lead the conversion of **any** foreign schematic architectural design into a hurricane compliant/ engineered Florida building permit.

The central philosophy of the firm is its very name - a **collaborative** design approach between the Architect, Developer, Contractor, and Owner.

As the structural engineering of a project of this degree of complexity is its most challenging component, it is worth noting Rick has a 20 year working relationship with the Structures Group, Inc., the structural engineer on the project.

[www.architecttampa.com](http://www.architecttampa.com)





# GENERAL CONTRACTOR

Summit Design + Build is a full service commercial construction company with a nationwide footprint. The company was founded in 2005 by Adam Miller in Chicago, Illinois. Over the course of his 24 year career, Adam has overseen the completion and successful occupancy of over 400 projects totaling in excess of 12 million square feet and \$600 million in revenue.

Summit Design + Build has since completed several hundred construction projects totaling more than 10 million square feet and \$980 million across all major markets, including:

- Industrial

Commercial

Office

Multifamily + Mixed-Use

Hospitality

Healthcare
- Entertainment

Retail

Institutional

Recreational

Single Family

During this time, Summit Design + Build has received 29 prestigious industry awards for construction excellence.

[www.summitdb.com](http://www.summitdb.com)





## CONSTRUCTION MANAGEMENT & COST CONSULTANT

Rick Fourie, CCM started his construction career in 1993 estimating for subcontractors and a small hard-bid General Contractor in Florida. In 1998 he was recruited and trained under Steward Donnell and Athol Joffe as a quantity surveyor/cost consultant collaborating with some of the worlds most recognized architects on signature performing and visual arts facilities. While leading the hard bid and negotiation efforts for a large international CMGC firm, he realized a better way to deliver construction cost management services and founded Fourie Consultants in 2018.

During his career, Mr. Fourie worked on hundreds of projects totaling over \$20 billion in estimated cost. He has worked on projects in more than 40 US States, ten countries on four continents.

For the past 15 years all the projects that Mr. Fourie worked on, as either Director of Pre-construction or Senior Consultant, have bid within 1.5% of estimated cost with no post bid cost reduction needed.

Rick received his construction education in the Master of International Construction Management Program at the M.E. Rinker, Sr. School of Construction Management at the University of Florida. He also holds the CCM designation from the Construction Management Association of America (CMAA), the gold standard for any Construction Management professional.

[www.fcicost.com](http://www.fcicost.com)





# STRUCTURAL ENGINEER

The Structures Group, Inc.  
Dr. Nick Bradford, PhD, PE, SE, SI, LEED AP

Dr. Nick Bradford founded The Structures Group in 1999 to provide structural engineering for new construction projects as well as forensic investigations. The firm has since completed over 9,000 residential, commercial, and forensic projects.

Nick holds a Bachelor’s and Master’s Degree in Architectural Engineering from Penn State and a PhD in Civil Engineering from the University of South Florida. Nick is a Licensed Engineer (PE) and a Licensed Structural Engineer (SE) in 9, soon to be 10 states. Nick is also a Special Inspector (SI) and the firm provides Threshold Inspection services as required by the State of Florida for Threshold Structures.

In addition to the longstanding 20 year working relationship with the Florida Architect of Record, the Structures Group also enjoys a similar 12 year relationship with United Steel Works in Clearwater Florida - the fabricator and erector of the structural steel frame on the 1725 Gulf project.

The first floor of 1725 Gulf is a solid cast concrete frame upon which a two story structural steel frame cantilevers over all four sides. This structural engineering masterpiece is designed, engineered and to be built by not only the very best of the very best – but by a proven collaborative working team of the very best.

[www.tsg-engineering.com](http://www.tsg-engineering.com)

**THE STRUCTURES GROUP, INC.**

ENGINEERING AND DESIGN





## STRUCTURAL STEEL FRAME FABRICATION AND INSTALLATION

United Steel Works, Inc.

United Steel Works, Inc was founded in 1972 and has built numerous high profile complex commercial projects that include the Dali museum in St. Petersburg, the Kiran Patel Center at USF and the Sea World expansion in Orlando, among many others.

The range of completed projects spans the entire spectrum of the most complex large scale commercial development anywhere – from Hospitals, Office and Institutional buildings to Government contract and infrastructure work.

Each project design starts with Building Information Modelling (BIM) utilizing the latest computer aided drafting software including ASA for Rebar, SDS2, Auto Cad 3D modeling and a StruCad Management System.

All metal beams and columns are manufactured in the local Clearwater fabrication facility less than 23 miles from the 1725 Gulf site where United Steel Works will erect the two story 1725 Gulf structural steel living area frame upon the concrete base in addition to all metal deck and shear stud installation.

[www.barfab.org](http://www.barfab.org)





## GLAZING AND WINDOW INSTALLATION

### Certi-Pro Window Solutions

For over 15 years, Certi-Pro Window Solutions has partnered with the world's top Owners, Architects and Builders to install custom glazing systems across the U.S.A. and Caribbean. CWS custom-designs and installs custom fenestration from some of the most reputable high end glazing manufacturers in the world.

The CWS glazing product range includes all types of oversize glazing, minimally framed systems, walkable skylights, HVHZ Hurricane & Flood protection as well as fire, bullet rated and High Security options.

All glazing designed for 1725 Gulf has panel interlocks of less than 1 inch, the slimmest sight line profile available while maintaining an impact rating for wind speeds in excess of 250 mph.

[www.certi-pro.com](http://www.certi-pro.com)

CWS

CERTI-PRO WINDOW SOLUTIONS





# ROOFTOP SPA FABRICATION AND INSTALLATION

## Superior Swim Systems

Incorporated in 1987, Superior Swim Systems has been designing, manufacturing and installing commercial and upscale residential stainless steel pools nationwide for over 34 years. Superior Swim Systems has designed, manufactured and installed custom pools for Federal, State and County governments, numerous colleges and universities, hospitals and rehabilitation institutions, hotels such as the Ritz-Carlton, water theme parks and select upscale homes.

The 1725 Gulf rooftop spa is fabricated in one piece in a union facility by AWS D1.6 certified welders and carries a 10 year warranty on materials and workmanship. A minimum of 10 gauge steel and TIG welded (Tungsten Inert Gas) ensures a hydrostatically tested watertight seal where no leaks or cracking will ever occur.

The relative light weight and watertight construction of this manufacturing method makes for the ideal elevated application as per the 1725 Gulf design.

[www.superiorswimsystems.com](http://www.superiorswimsystems.com)











## OVERVIEW OF PROJECT

Description

Floor Plans

Location



## DESCRIPTION

1725 Gulf features 4 bedrooms, 3 full bathrooms over a total of 4,426 sq ft of which 3,260 sq ft is heated living space positioned above a 1,166 sq ft 4 car garage. The residence is complemented by an overly generous 3,064 sq ft of exterior deck and balcony space on the living levels in addition to a 1,549 sq ft rooftop patio for an unparalleled relaxing Florida oceanfront lifestyle.

The home is situated on a spacious 60 x 200 ft direct oceanfront lot on the Gulf of Mexico accessible via private drive only. A 492 sq ft water feature on the ground floor is complemented by a 182 sq koi pond in the central courtyard on the first floor which extends into the main living space as a focal point of the serene design.

A 1,549 sq ft rooftop patio surrounded by a 3 ft 8 inch parapet wall sits at an unprecedented 40 feet above grade, offering breathtaking unobstructed 180 degree views of those famous Florida Gulf of Mexico sunsets.

The extraordinary grandfathered building height of almost 44 ft is never to be duplicated - not even in this neighborhood - as the expansive private rooftop space will forever tower over any other building in the area.





# COMMERCIAL-GRADE CONSTRUCTION

The vastly superior commercial-grade construction of 1725 Gulf ensures a home built like none other – at any budget.

1725 Gulf will rest upon 61 round precast concrete piles of 10 inch diameter and approximately 25 ft long each.

The cast in place reinforced concrete column foundation, stem wall, slab on grade and first floor base will support 7.124 Tons of commercial grade structural steel in 172 pieces.

Fenestration and doors consist of up to 6 ft wide x 10 ft tall sliding insulated glass panels with an industry-leading interlock less than 1 inch wide for the maximum panel to glass ratio possible. All glazing is rated to withstand up to 250 mph wind loads, 120 PSF of design pressure and a water rating of 10.5 PSF. The patented EZ Glide™ roller system of the sliding glass doors is embedded flush with the finish floor meets water ratings without the need of a sill riser for the cleanest minimalist look possible. All glass panels feature heat strengthened glass with SGP interlayers and SolarBan 70 XL low-e coatings. All frames come standard with an AAMA 2605 finish, are LEED certified and carry a 10-year warranty.

The industry-leading frameless glass railings consist of clear tempered and laminated hurricane impact-resistant sheets of glass with a 4 inch tall aluminum shoe base – the smallest possible - and no horizontal railing on top.

A custom designed and engineered aluminum batten and louvre system complements the overall blending of the inside with the outside of the 1725 Gulf design, offering complete privacy on the upper bedroom level.





The ground floor plan shows a building with two garages, a deck, and a pond. The dimensions are as follows:

- DECK:** 45'-1" (total width), 14'-0 $\frac{3}{8}$ " (width of the upper section).
- POND:** 38'-2" (width), 9'-0 $\frac{1}{4}$ " (width of the upper section).
- GARAGE (Left):** 17'-0 $\frac{1}{8}$ " (width), 23'-2 $\frac{7}{8}$ " (width).
- GARAGE (Right):** 21'-3 $\frac{3}{4}$ " (width), 43'-11 $\frac{1}{8}$ " (width).

A section view is shown to the right of the plan, indicating a "SLOPE UP" direction.

**GROUND FLOOR**

**FLOOR AREA BREAKDOWN**  
 GROUND FLOOR - 1,166 SF  
 GROUND FLOOR POND - 492 SF

**AREA TOTALS**  
 GROUND FLOOR - 1,166 SF  
 TOTAL FLOOR AREA - 2,350 SF

AREA TOTALS  
GROUND FLOOR - 1,166 SF  
HEATED SQUARE FOOTAGE - 3,260 SF  
DECK SQUARE FOOTAGE - 3,064 SF  
GROUND FLOOR POND - 492 SF  
FIRST FLOOR KOI POND - 182 SF  
ROOF DECK - 1,549 SF





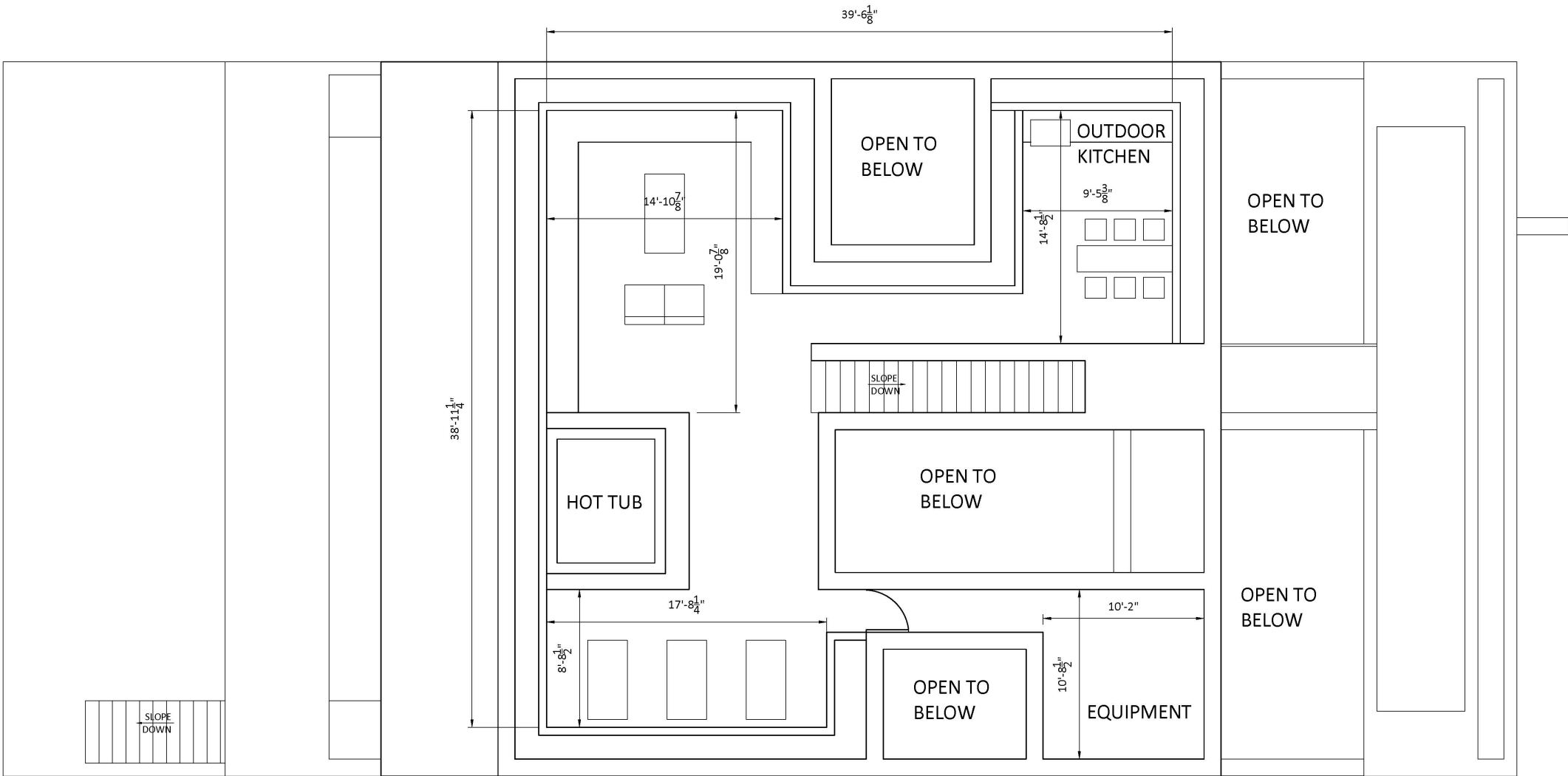
FLOOR PLANS



SECOND FLOOR

FLOOR AREA BREAKDOWN  
SECOND FLOOR - 1,605 SF HEATED

AREA TOTALS  
GROUND FLOOR - 1,166 SF  
HEATED SQUARE FOOTAGE - 3,260 SF  
DECK SQUARE FOOTAGE - 3,064 SF  
GROUND FLOOR POND - 492 SF  
FIRST FLOOR KOI POND - 182 SF  
ROOF DECK - 1,549 SF



ROOF

FLOOR AREA BREAKDOWN  
ROOF DECK - 1,549 SF

AREA TOTALS  
GROUND FLOOR - 1,166 SF  
HEATED SQUARE FOOTAGE - 3,260 SF  
DECK SQUARE FOOTAGE - 3,064 SF  
GROUND FLOOR POND - 492 SF  
FIRST FLOOR KOI POND - 182 SF  
ROOF DECK - 1,549 SF



# LOCATION

The Greater Tampa Bay area includes three major metropolitan areas: Tampa, St. Petersburg, and Clearwater scattered across two counties - Hillsborough and Pinellas.

Strategically located in the middle of the state on Tampa Bay and the Gulf of Mexico, in January 2023 Forbes Magazine named Greater Tampa Bay the number 1 metropolitan area in Florida. The ultra-luxury segment in the area continues to remain a strong seller's market with numerous record-breaking sales, particularly homes in the contemporary architectural style.

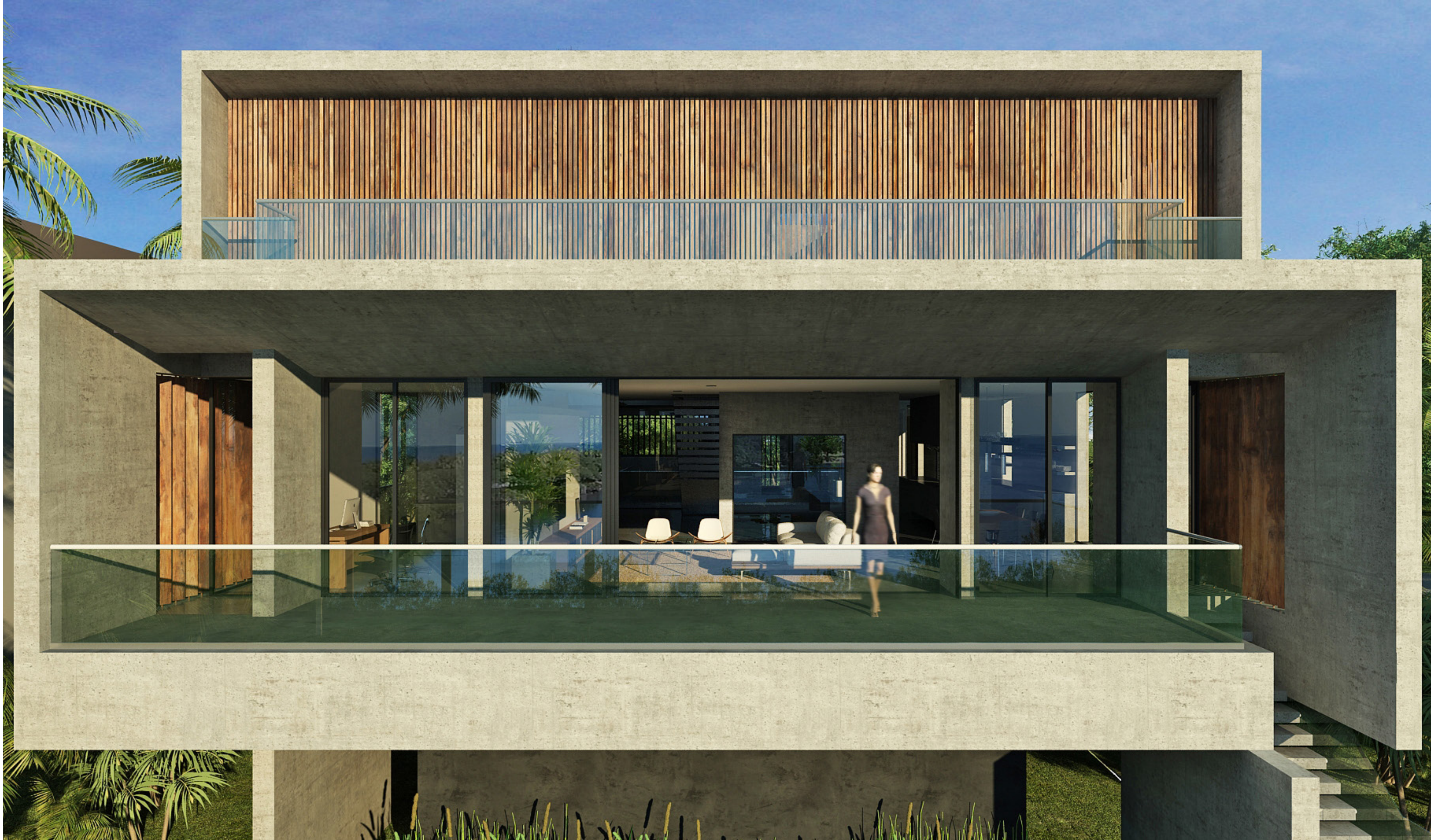
Incorporated in 1887 and once known as the “Venice of the South”, Tarpon Springs Florida is the oldest town in Pinellas county. 1725 Gulf is located approximately 15 miles North of Clearwater Beach, which has been rated the number 1 beach in the country multiple times and in 2019 was ranked the number 6 beach in the world.

Located in a quiet small Gulf front neighborhood, the property is surrounded by relaxing Florida nature. An 11 acre cozy beachfront park where the City of Tarpon Springs hosts its annual 4th of July fireworks display is just steps away. The 155 acre Gulf front Howard Park which attracts close to 2 million visitors annually is located just over a mile from the home.

Relaxed dining and boutique shopping are also mere minutes away at the world-famous Tarpon Springs Sponge Docks and downtown, which are both currently undergoing a major beautification campaign.





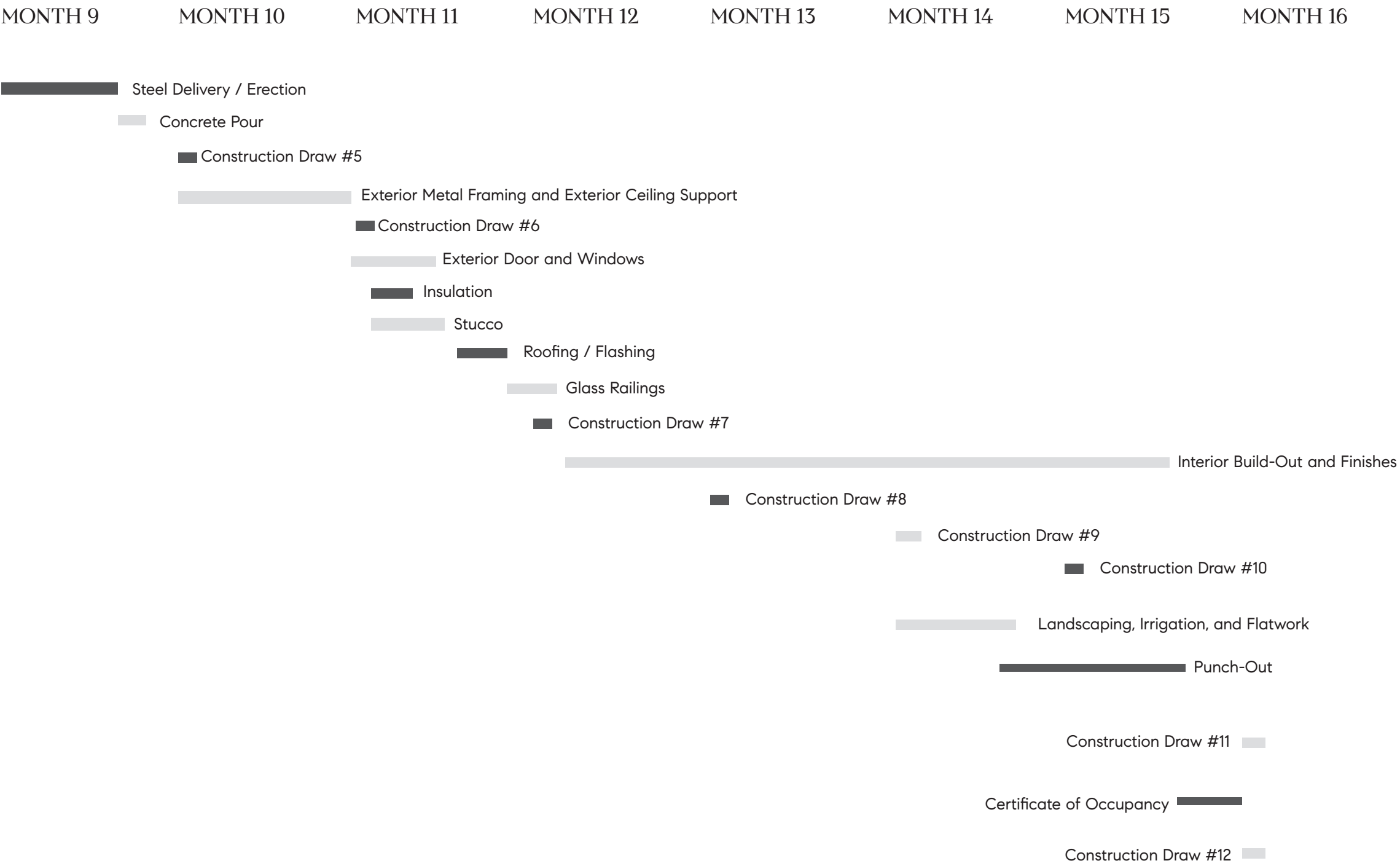
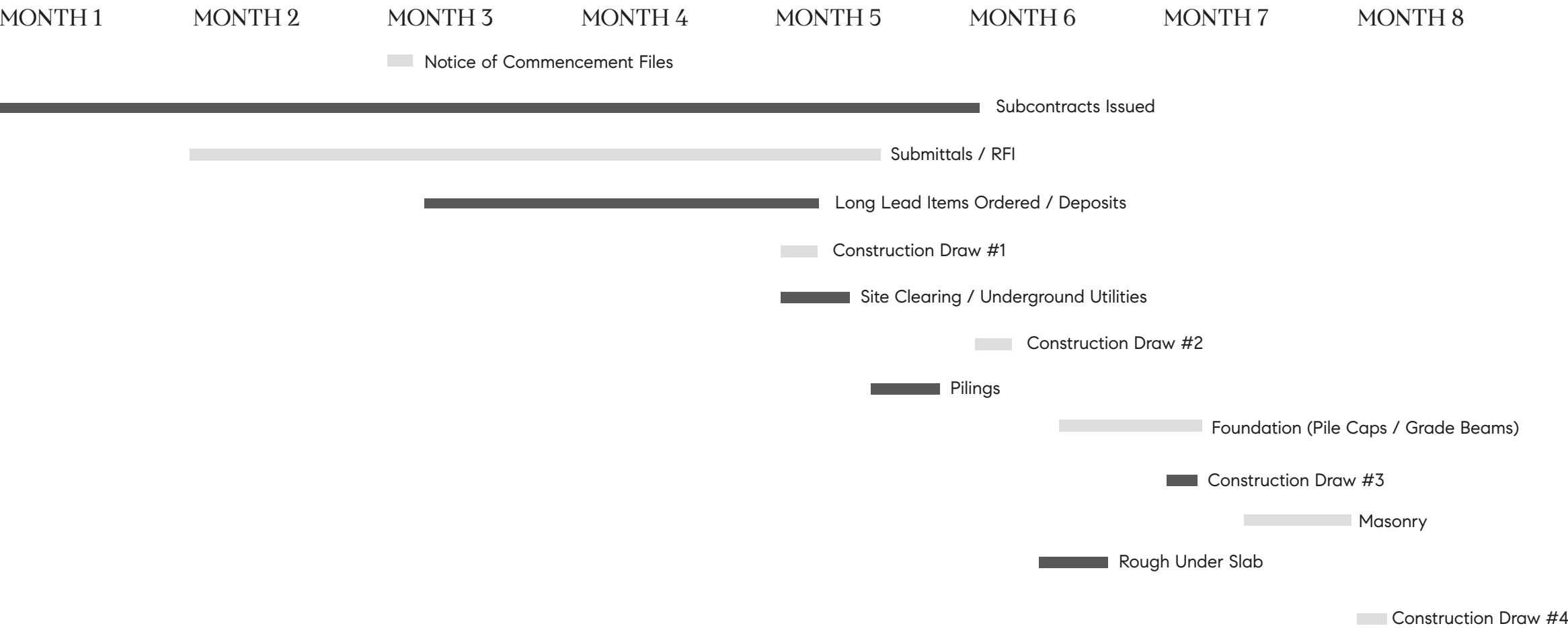


## PROPOSED TIMELINE AND TERMS

Proposed Timeline  
Terms



PROPOSED TIMELINE





CONSTRUCTION DRAW REPORT

MILESTONE	DATE	APPROXIMATE DRAW PERCENTAGE OF CONSTRUCTION COST
Construction Draw #1	Month 1	5.67%
Construction Draw #2	Month 2	12.28%
Construction Draw #3	Month 3	6.85%
Construction Draw #4	Month 4	4.47%
Construction Draw #5	Month 5	14.14%
Construction Draw #6	Month 6	11.40%
Construction Draw #7	Month 7	5.40%
Construction Draw #8	Month 8	5.34%
Construction Draw #9	Month 9	15.19%
Construction Draw #10	Month 10	5.51%
Construction Draw #11	Month 11	12.33%
Final Construction Draw #12 (Retainage Release)	Month 12	1.42%
		100%

TERMS

1725 Gulf is offered as a globally significant commercial grade architectural shell with a fully bespoke landscape and custom interior build-out package. The design-build agreement consists of three main sections:

1. The anonymous Investment Entity closes on the site and becomes 100% owner of the project subject to the Development Agreement with the Developer. All remaining funds for hard construction costs are placed in escrow and are paid directly to the General Contractor.
2. The main construction contract covers the architectural shell with all electrical, plumbing and mechanical infrastructure installed in addition to light gauge steel framed interior walls with a level 5 finish drywall.
3. Landscaping, interior design consultation and fully custom interior build-out shall be governed by predetermined generous allowances and full white glove service.

The construction contract shall be managed by the terms of an industry standard AIA contract.

All construction costs shall be billed monthly to the Buyer on a transparent “cost plus” basis.

The Florida Architect of Record shall provide contract administration and payment oversight to insure quality and financial appropriateness.



For further information

Contact

Rudy L. Arnauts  
Licensed Real Estate Agent

[rudy@zenlofts.com](mailto:rudy@zenlofts.com)

813-430-4444

zenlofts  
holistic design

