



# MIDTOWN PARK

BY PROPER



LUXURY RESIDENCES  
DESIGNED BY MEYER DAVIS STUDIO

*Proper Living. Where Creativity and Contemporary Style  
Meet in the Heart of Midtown Miami*

LUXURY RESIDENCES  
DESIGNED BY MEYER DAVIS

*Proper Living at the Intersection of Creativity  
and Contemporary Style*



The residences at Midtown Park By Proper focus on the moments that matter most. Spacious, light-filled homes with elegant finishes are designed to offer a lifestyle that is as comfortable as it is sophisticated. Large windows frame the surrounding greenery, while smart layouts and thoughtful details ensure that every day feels elevated. Whether you're hosting a dinner party or relaxing in your private sanctuary, these residences offer a perfect balance between urban energy and peaceful retreat.

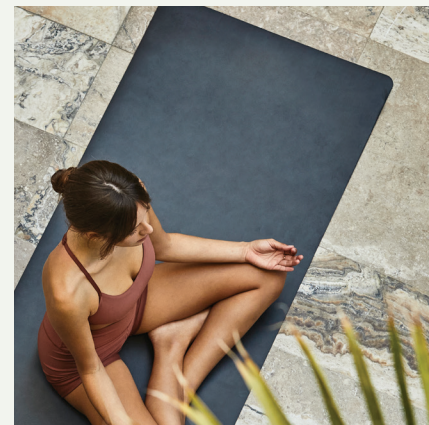
Residents will enjoy over 40,000 square feet of private amenity space, including a lush tropical pool deck, curated social lounges, and immersive wellness offerings like a state-of-the-art fitness center, yoga garden, spa facilities, and a rooftop pickleball court. Every detail—from design to daily service—embodies the Proper lifestyle: culturally connected, thoughtfully curated, and distinctly inspiring.

SHOP. DINE. PLAY. WORK. LIVE.

*Discover a new expression of luxury living  
in the heart of Miami*



Midtown Park Residences By Proper marks our debut residential offering in the city—a design-forward collection of homes rising within a \$2 billion mixed-use destination at the crossroads of the Design District, Wynwood, and Midtown. Developed in collaboration with Rosso Development and a visionary team of designers—Arquitectonica, Meyer Davis Studio, and Naturalficial—this 28-story tower reflects Proper’s signature sophistication and ethos of elevated, everyday living.



Midtown Park By Proper is designed by the renowned firm Arquitectonica, with interiors crafted by the award-winning Meyer Davis Studio. Every corner of the property is thoughtfully curated to reflect Proper Hospitality’s signature approach to service, culture, and hospitality across their portfolio of luxury lifestyle hotels and residences nationwide.

### *Building Features & Amenities*

Stunning high-ceiling lobby with an elegant lounge area for residents and guests designed by Meyer Davis Studio

Screening room with cutting-edge audio-visual quality equipment

Permanent installation of curated museum-quality art collection throughout the building’s public spaces

Virtual gourmet market

Business center including a conference room and private workspaces

Private dining served from the on-site catering facilities

7th-level resort amenities deck, featuring a heated swimming pool, outdoor spa, and poolside cabanas

Full-service cafe and outdoor lounging areas surrounded by lush landscaping

Yoga lawn and private gardens to exercise and unplug

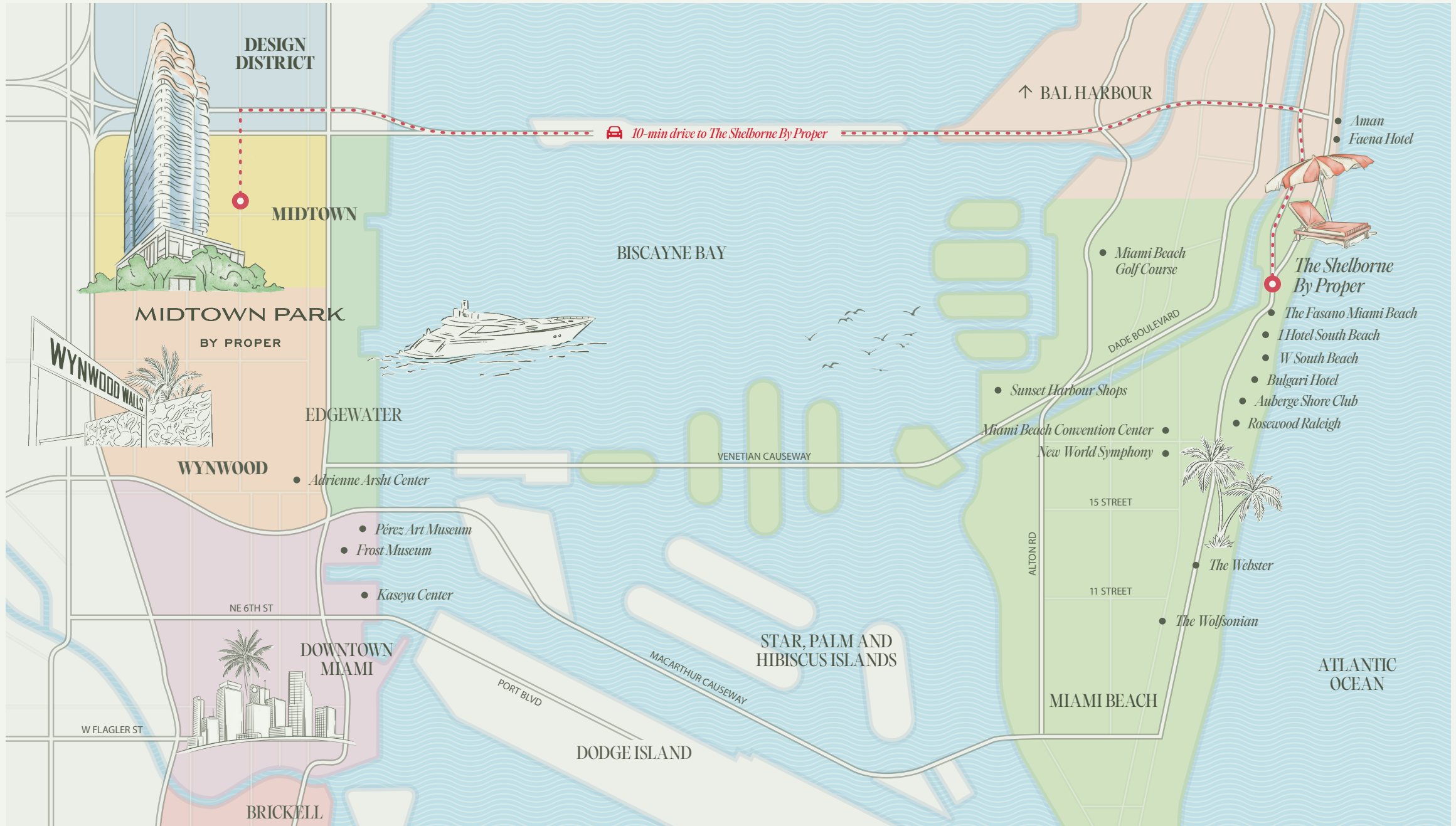
Racquet Club offers padel by Ultra in a design-forward setting—with expert coaching and curated programming

Summer kitchen and outdoor covered dining area

Pet-friendly community with lushly landscaped walkways

Beach club access privilege at The Shelborne Hotel By Proper\*

\*Conditions Apply.



*Two addresses.  
One effortless Miami lifestyle*

From the vibrant rhythm of Midtown to the timeless allure of Miami Beach, Midtown Park By Proper Residences and The Shelborne By Proper place you at the center of it all—deeply connected to each neighborhood’s character, and perfectly positioned for everything the city has to offer. The culture, the coast, the cuisine—all within reach, all Proper.

# THE SHELBORNE

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SUN. BEACH. SEA.

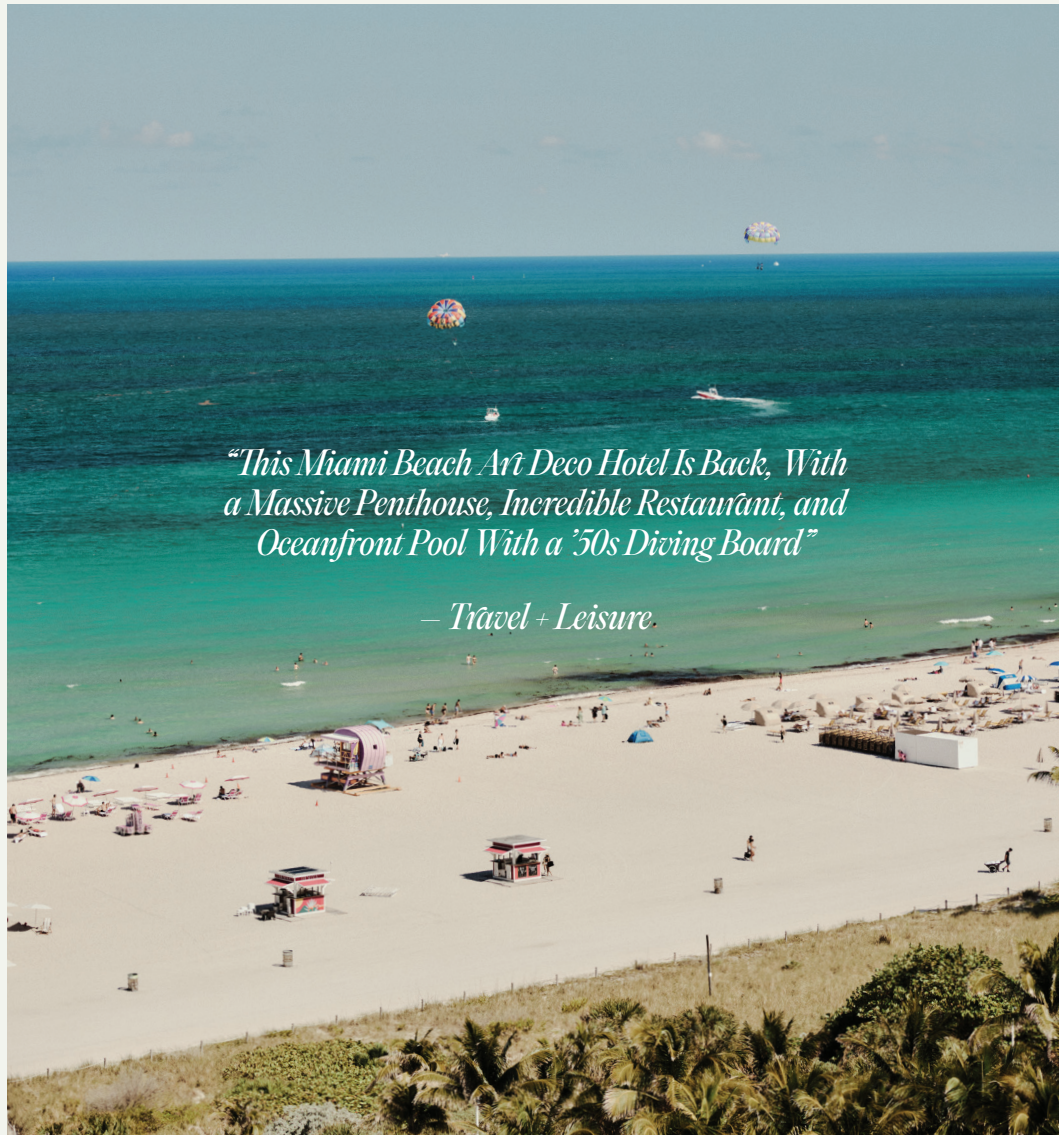
*A new view of tropical modernism*



AN ICON REIMAGINED

*Where Art Deco Heritage Meets Proper's Contemporary Soul*

The Shelborne returns as a beacon of Miami Beach elegance—boldly redefined. Set on the iconic shoreline, this legendary hotel is reborn through the lens of design, culture, and elevated living. This isn't just a stay—it's a return to glamour, reinterpreted for a new generation.



*“This Miami Beach Art Deco Hotel Is Back, With a Massive Penthouse, Incredible Restaurant, and Oceanfront Pool With a ’50s Diving Board”*

*— Travel + Leisure*

THE SHELBORNE BEACH CLUB

*Live the Beach Life*

The Shelborne Beach Club offers seamless access to a private stretch of sand, a world-class fitness studio, and a storied pool scene. Daily wellness classes, a dedicated tennis program, and thoughtfully programmed events bring energy and ease. For those balancing work and leisure, family-friendly moments and elevated workspaces make space for both focus and connection.\*

\*Conditions Apply.

AMENITIES

*Your Comfort, Curated*

A Deco-era pool made for lingering. Shaded cabanas when you want to disappear. Beach cruisers to borrow, a gym on your schedule, and dining that keeps pace with your day. At The Shelborne By Proper, the amenities are easy, intuitive, and designed to move with you.





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## The Grass is *Greener Here*

**ROSSO** Development



**PROPER**  
HOSPITALITY

**U**ULTRA

**ARQUITECTONICA**



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