



MIDTOWN PARK

BY PROPER

LUXURY RESIDENCES
DESIGNED BY MEYER DAVIS STUDIO

ARTIST'S CONCEPTUAL RENDERING



Proper Living at the Intersection of Creativity and Contemporary Style

Midtown Park Residences by Proper, located in the vibrant heart of Midtown Miami, steps from the Design District, Wynwood, and Edgewater, is the latest offering from renowned developers Rosso Development and Midtown Development. This is Proper Hospitality's second branded residential project, building on the success of the Austin Proper Residences, which set a new benchmark for design-driven living. Midtown Park and will debut alongside the highly anticipated reopening of the Shelborne by Proper on Miami Beach's iconic Millionaire's Row.

The signature tower at Midtown Park 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 design, culture, and hospitality across their portfolio of luxury lifestyle hotels and residences nationwide.

"With Midtown Park Residences, we're not just introducing a new living experience—we're defining a new chapter of Proper. 'By Proper' captures the essence of our brand while celebrating the artistry of world-class designers who shape each destination. As we prepare to unveil the iconic Shelborne by Proper, Midtown Park Residences further exemplifies this ethos—where inspired design, thoughtful hospitality, and a deep sense of place come together to create something truly special for Miami."

Brian De Lowe,
President and Co-Founder, Proper Hospitality

The Proper Entry

Ground Floor, Entry Lobby, and Amenities

Stunning 5,000 square-foot, art-filled lobby and gallery space designed by Meyer Davis Studio with dramatic 16 foot- ceiling, a sculptural front desk with 24/7 concierge service, and 150 feet of glass frontage overlooking Midtown Boulevard, East Park, and the paseos

Convenient connections to the pet spa, mail room, and delivery room

Ground-floor café adjacent to the lobby offers a place to recharge in the morning with coffee and pastries before heading into the neighborhood

Arrival porte cochère facing the East Park with valet station and access to Midtown Park's array of boutiques, gourmet restaurants, and cafés

Residence Features

Spacious, fully finished open-concept studio, one- and two-bedroom residences, with 9-foot-plus ceiling heights

Private Collection of penthouse residences featuring double-height, 20-foot ceiling corner living rooms, four- and five-bedroom layouts, rooftop terraces, gardens, and private pools

Oversize private wrap-around balconies with finished-flooring and glass railings

Energy-efficient, impact-resistant, tinted floor-to-ceiling windows and sliding doors

Imported wood porcelain flooring throughout the residences

Kitchens designed by Meyer Davis Studio featuring Italian cabinetry, imported quartz countertops, and brass pull details with built-in Sub-Zero Wolf appliances and Hansgrohe faucets

Primary bathrooms featuring glass-enclosed double showers, Hansgrohe brass fixtures, and signature Jade ceramic walls curated by Meyer Davis Studio

Three-bedroom and Private Collection residences include full laundry rooms, wet rooms by Proper, and freestanding bathtubs



A New Midtown in Midtown Miami

Midtown Park is a vibrant, five-acre, 24/7 master-planned destination at the heart of Midtown Miami, seamlessly connecting the dynamic neighborhoods of the Design District, Wynwood, and Edgewater. This mixed-use development is anchored by thoughtfully designed public spaces, and features a unique blend of creative offices, upscale residences, and more—achieving a hub of creativity, community, and modern living. The project includes over 100,000 square feet of ground-floor commercial space, bustling with restaurants and shops that enhance Midtown's pedestrian-friendly energy. It also boasts one acre of open space, including East Park, West Park, and two shaded, landscaped paseos to the north and south. A cobblestone entrance to the residences from Midtown Boulevard offers valet service for added convenience. On the third floor of the central building, an eight-court racquet club provides a premier sports and recreation experience. Additionally, office buildings cater to creative businesses, boutique law firms, and finance professionals, further enriching Midtown Park's dynamic atmosphere.

The Proper Floor

7th Pool Deck, Amenities and Gardens

Pool Deck Amenities and Gardens

Pickleball court with outdoor kitchen area, long communal table, and trellis

Adult spa pool with relaxing outdoor seating under shaded gardens

Communal vegetable garden designed by Naturalicial

Heated 60-foot pool with stepped entrance and a landscaped view of a sculpture by Hernán Marina

Private gardens for the East Party rooms with fire pits and seating areas

Amenities

East Lounge Room with chef's kitchen, large-screen TVs, comfortable seating, and connection to outdoor terraces

Event Lounge for intimate family gatherings and events

Business and Coworking Lounge with coffee, pastries, and fresh juice counters

Poolside children's playroom

3,000 square-foot fitness center and Pilates room with state-of-the-art equipment

Spa, changing rooms, steam room, sauna, and connection to outdoor terraces

Virtual golf and screening room

Proper Residents Services & Privileges

A Culture Concierge provides an extensive local network and deep knowledge of Miami culture, offering preferred access to local sports, fashion, art, and other high-profile events

A full calendar of social gatherings, fitness, wellness, and more

On-demand in-residence services like grocery delivery, catering, personalized culinary service, housekeeping, laundry service, and more

While-you're-away services, including pet care, plant care, and routine home maintenance*

À la carte massage and spa treatments

Personalized training and yoga classes

Gourmet chef services to host private dinners and events on the 7th floor

As a Proper residence owner, you're part of an exclusive community with access to signature experiences, cultural moments, and thoughtful comforts that define living Proper

Your Exclusive Benefits Include:

Preferred Rates on guest rooms, spa treatments, and dining across the Proper Hospitality Portfolio

VIP Recognition with personalized courtesies throughout your stay

Insider Access to Proper Presents—our exclusive, invite-only cultural event series

*Additional fees may apply on services listed above. Terms and conditions apply. Program subject to change.



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NO GURPH *The Grass is Greener Here*

ROSSO Development



By **PROPER ARQUITECTONICA**



ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, REFERENCE SHOULD BE MADE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER.

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