



MIDTOWN PARK

BY PROPER

LUXURY RESIDENCES
DESIGNED BY MEYER DAVIS STUDIO



Proper Living at the Intersection of Creativity and Contemporary Style

Midtown Park 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, which sold out at record prices. Midtown Park will debut simultaneously with the successful reopening of the Shelborne Hotel 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 distinguished ethos and style, ensuring a unique living experience that reflects the signature design from their boutique hotels and properties nationwide.

The Proper Entry

Ground Floor, Entry Lobby, and Amenities

Stunning 5,000 square foot art-filled lobby with dramatic 16'- ceiling, an imposing front desk with 24/7 concierge service, and 150 ft of glass frontage on Midtown Blvd and the East Park.

Designed by award-winning, New York-based Meyer Davis Studio, the space is envisioned as an art gallery interacting with both Midtown Blvd and the outdoor parks and paseos.

Connections to the pet spa, mail room, and delivery room.

A 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.

"Passion is what pushes us to find, create, and operate one-of-a-kind properties that we, as travel lovers, want to experience and share with friends and family."

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

Residence Features

Spacious, fully finished open-concept floor plans include studios, one- and two-bedroom residences, with 9-foot-plus ceiling heights.

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

Oversized private wrap-around balconies, 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 Subzero Wolf Appliances and Hansgrohe faucets.

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

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 office spaces, upscale residences, and more—creating 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 spaces, including East and West Parks and two shaded, landscaped paseos to the north and south. A cobbled drop-off entrance 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, boutique office buildings cater to creative businesses, boutique law firms, and finance professionals, further enriching the dynamic atmosphere of Midtown Park.

The Proper Floor

7th Floor Gardens, Pool Deck, and Amenities

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 garden.

Communal vegetable garden designed by Naturalofficial.

Heated 60'—foot pool with stepped entrance and a landscaped view of a sculpture from 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 smaller family gatherings and events.

Business and Coworking Lounge with counter for coffee, pastries, and fresh juices.

Poolside Children's Playroom deck.

3,000-square-foot Fitness Center and Pilates Room with state-of-the-art equipment.

- Spa and Changing Rooms with Steam Room, and Sauna and connection to outdoor terraces.

- Virtual Golf & Screening Room

Proper Residents Services

Proper culture concierge with an extensive local network and deep knowledge of Miami culture provides preferred access to local sports, fashion, art, and other high-profile events

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

Custom aromatherapy.

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

A la carte massage and spa treatments

Personalized training and yoga classes

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

*Additional fees may apply on services listed above



The Grass is *Greener Here*

ROSSO Development



PROPER *ARQUITECTONICA*



FORTUNE
DEVELOPMENT
SALES

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. The dimensions stated for any depicted unit floor plan are approximate because there are various recognized methods for calculating the square footage of a unit. The square footage stated herein is calculated from the exterior boundaries of the exterior walls to the centerline of interior demising walls without deductions for cutouts, curves, or architectural features. This method typically results in quoted dimensions greater than the dimensions that would be determined by using other accepted methods. The illustrations and images are conceptual. The floor plan, unit layout, locations of windows, doors, closets, plumbing fixtures, mechanical equipment, appliances, structural elements, architectural design elements and the uses, configurations, and entries to rooms may be changed based on final approved plans, permitting, and completed construction. The furniture layout and the use of space illustrated are suggested uses only and not intended to guaranty any specific use of space or accommodation of specific furnishings, furnishings, design features, fixtures, and decor illustrated are conceptual and may not be included with a unit purchase. Consult the developer's prospectus which will be provided to you by the developer to learn what is included with a unit purchase and to review the unit square footage calculation method to be relied upon, which is set forth in the developer's prospectus. 98