



MIDTOWN PARK

BY PROPER



LUXURY RESIDENCES
DESIGNED BY MEYER DAVIS STUDIO



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 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-, two-, and three-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-like 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.



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING



ARTIST'S CONCEPTUAL RENDERING

The Grass is Greener Here

ROSSO Development



By **PROPER**

ARQUECTONICA



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 Condominium, which is also known as Midtown Park Condominium, is being developed by RM MP DEV VENTURE, LLC, a Delaware limited liability company ("Developer") which has a limited right to use the trademarked names and logos of Proper Hotels. The license may be terminated or may expire without renewal, in which case Midtown Park by Proper will not be identified as a Proper branded project and the Developer will not have any rights to use Proper trademarks. Additionally, neither Rosso Development nor Midtown Developments is the project Developer. Any and all statements, disclosures and/or representations shall be deemed made by Developer and not a third party. This offering is made only by the prospectus (offering circular) for the Condominium and no statement should be relied upon if not made in the prospectus. This is not intended to be an offer to sell nor a solicitation of offers to buy in any jurisdiction where prohibited by law, and your eligibility for purchase will depend upon your state of residency. All sketches, renderings, graphic materials, plans, features, amenities, specifications, terms, conditions and statements contained in this brochure are proposed only, and the Developer reserves the right to modify, revise or withdraw any or all of same in its sole discretion and without prior notice. Certain finishes, furnishings and services, may not be included with the purchase of a unit, and if provided, may be upgrades or extras and require additional payments. Consult the Developer's prospectus and the Agreement for a description of those features/items which are to be included in the units. Dimensions and square footages and ceiling heights are approximate and may vary based on final permitting and actual construction. Restaurants, culinary experiences, bars, retail, fitness facilities and/or other business establishments are anticipated to be operated from the commercial components of the Condominium which will be offered for sale to third parties. Determination regarding use of the commercial components will be in the discretion of the purchasers of those spaces and there is no assurance that they will be used for the purposes, and/or with the operators, named herein. Neighborhood restaurants, shopping and attractions referenced herein are off-site and not controlled by the Developer. They are accurate as of the date of this publication, however there is no guarantee that they will continue to exist or that there won't be changes and/or substitutions of same. The beach club referenced in this brochure is not located onsite at the Condominium. It is to be located off site and is anticipated to be provided through a separate agreement with a third party and may for a limited term. Short term rentals of units will require each owner to obtain a certificate of use from the applicable governing agency and is otherwise subject to zoning and other applicable laws. The project graphics, renderings and text provided herein are copyrighted works owned by the developer. All rights reserved. Unauthorized reproduction, display or other dissemination of such materials is strictly prohibited and constitutes copyright infringement. No real estate broker is authorized to make any representations or other statements regarding the projects, and no agreements with, deposits paid to or other arrangements made with any real estate broker are or shall be binding on the developer. All prices are subject to change at any time and without notice, and do not include optional features or premiums for upgraded units. From time to time, price changes may have occurred that are not yet reflected on this brochure. Please check with the sales center for the most current pricing. 9