

GAIA/S
STUDIO

Midtown Park

BY PROPER

MIDTOWN MIAMI, FL.

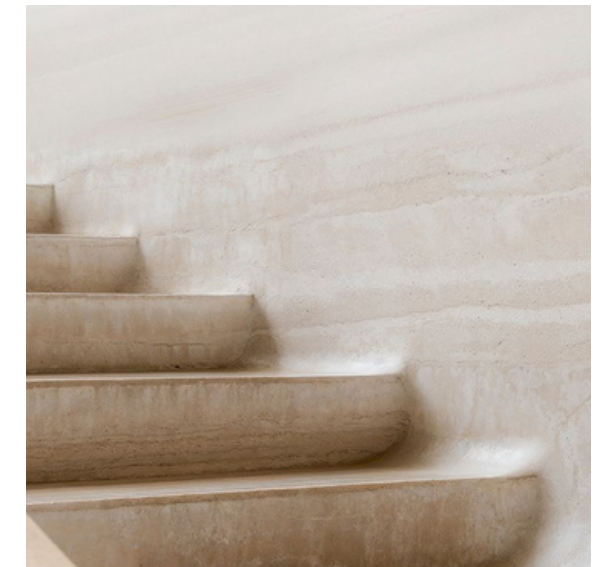
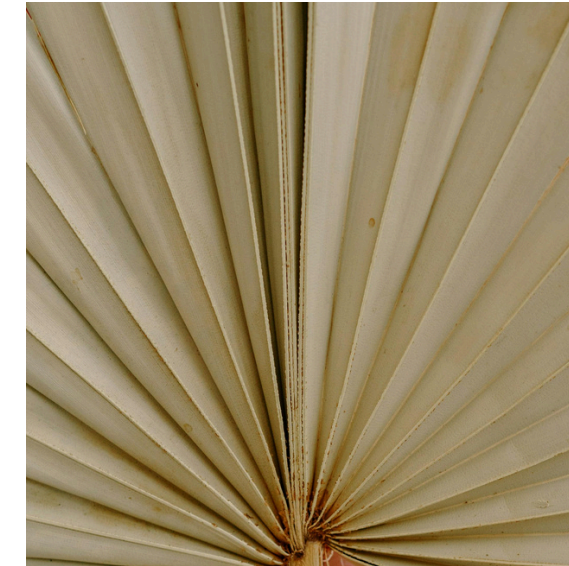
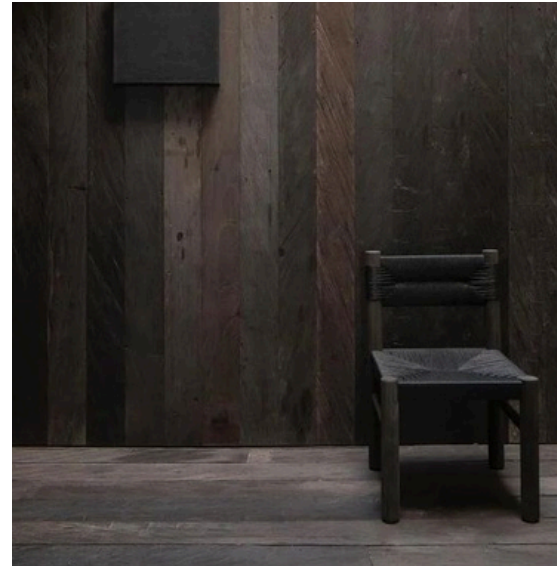
DESIGN DEVELOPMENT



MAY 11TH, 2026

MIDTOWN PARK

Design Concept Overview

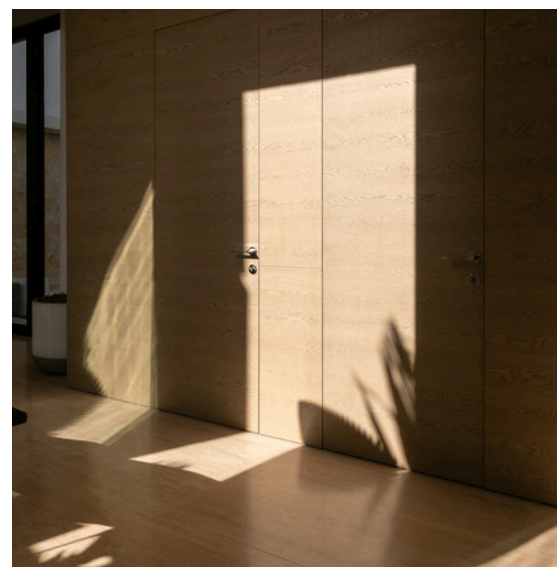


'Court of Light'

Court of Light is a concept inspired by Gaia's project La Corte, translating its architectural softness and warm minimalism into a contemporary curated residence within Midtown Park.

Through soft architectural gestures, warm neutral tones, and tactile natural materials, the space creates a serene environment where light becomes the main protagonist and everything becomes intentional.

The residence functions as both a living space and a place of quiet inspiration. The result is a refined and intimate environment that balances Midtown's dynamic cultural context with a sense of architectural calm. A hospitality-driven residence where arrival, flow, and everyday rituals are elevated through spatial clarity, material warmth, and curated moments of interaction.



[PERSONALITY]

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[1] *Warm*

[2] *Sculptural*

[3] *Serene*

[4] *Expressive*

[5] *Architectural*

[6] *Intentional*

w.01



w.02



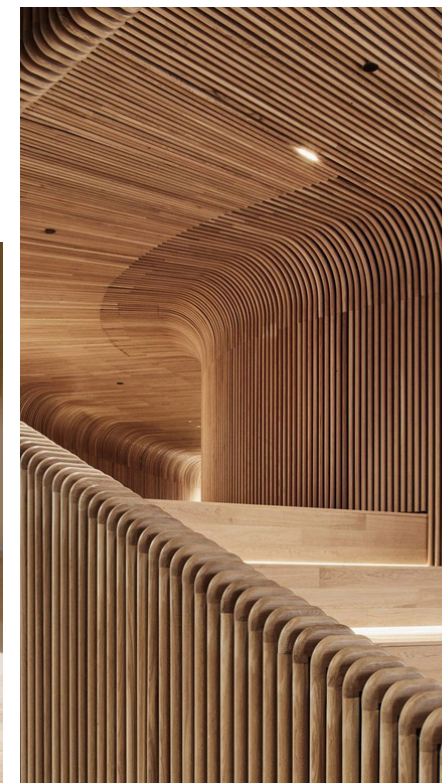
w.03



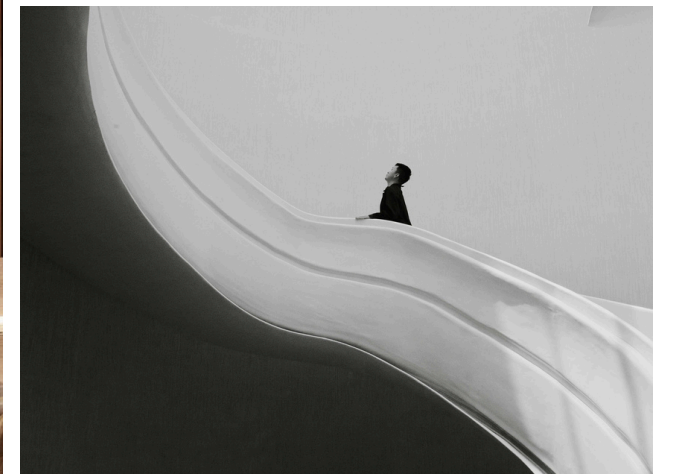
w.04



w.05



w.06



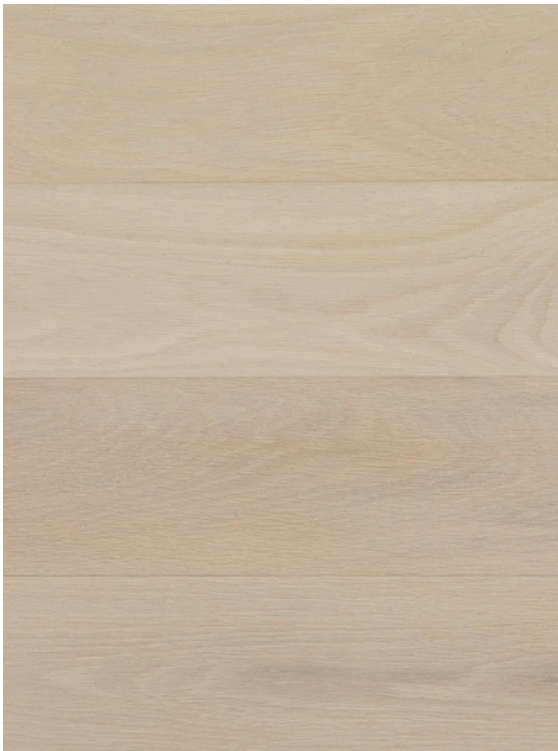
COLOUR STORY

Direction

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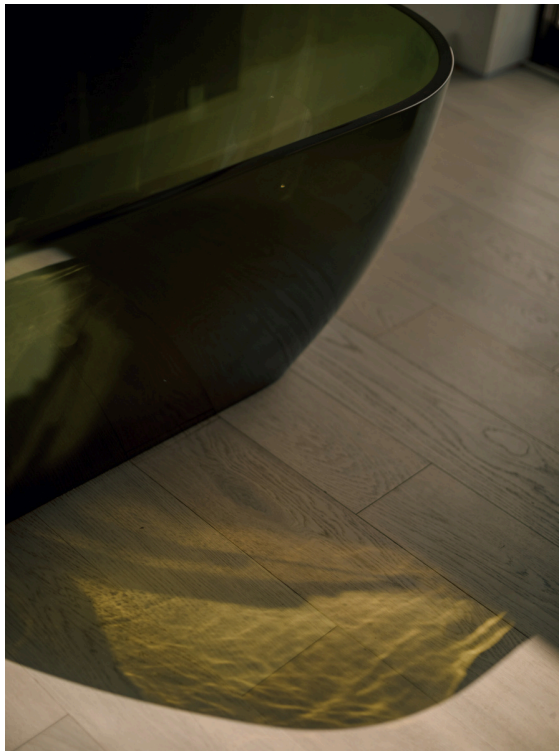


LIGHT OAK



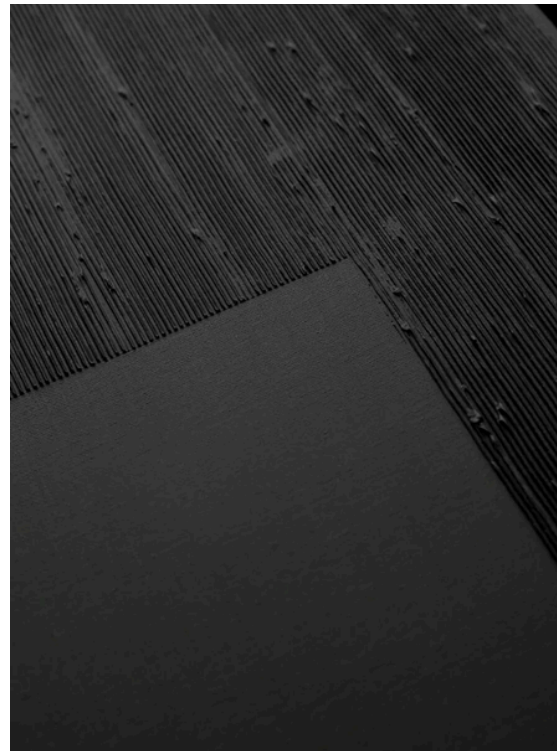
SOFT SAND

60%



MOSS

30%



HEARTH

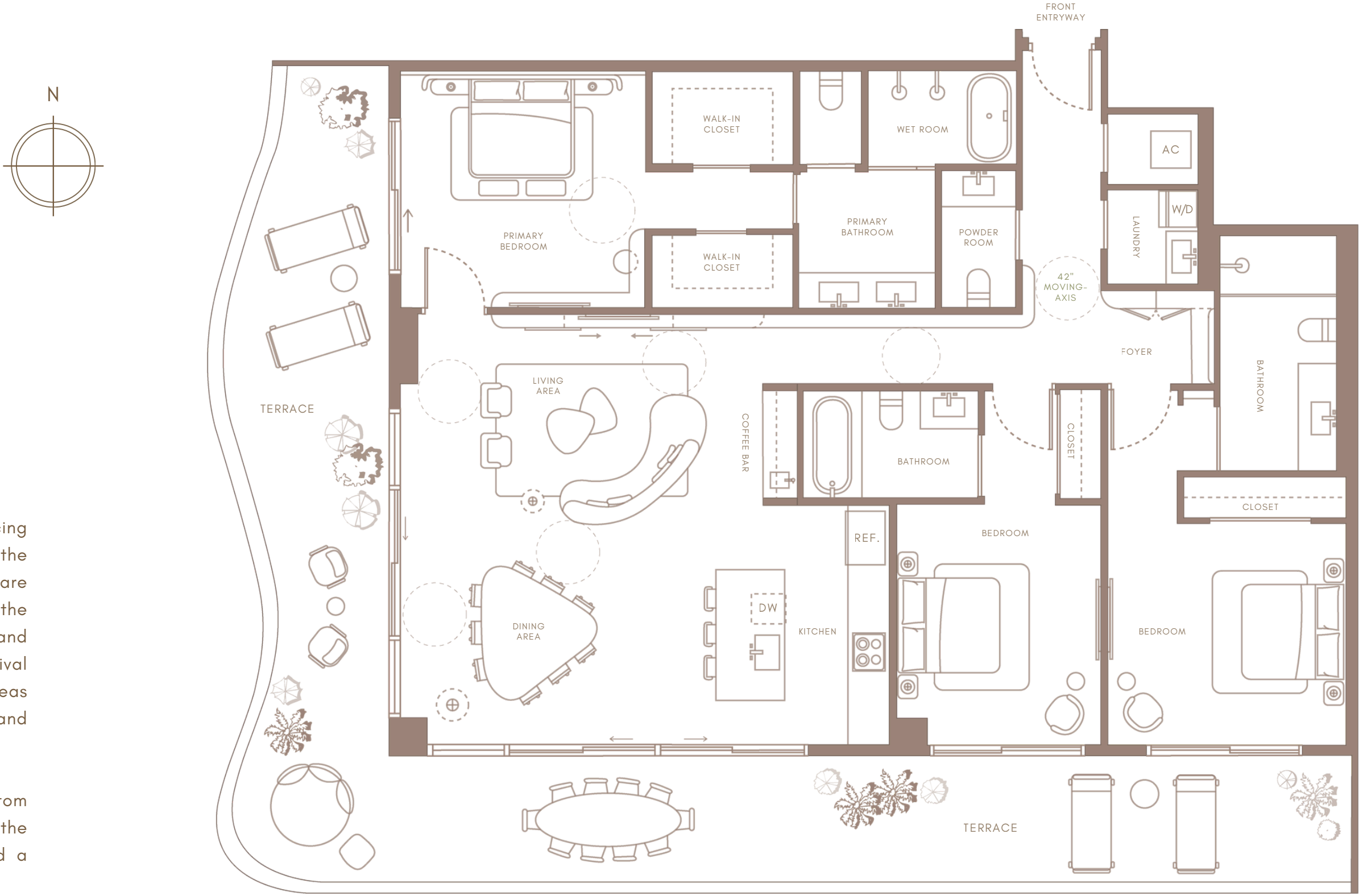
10%

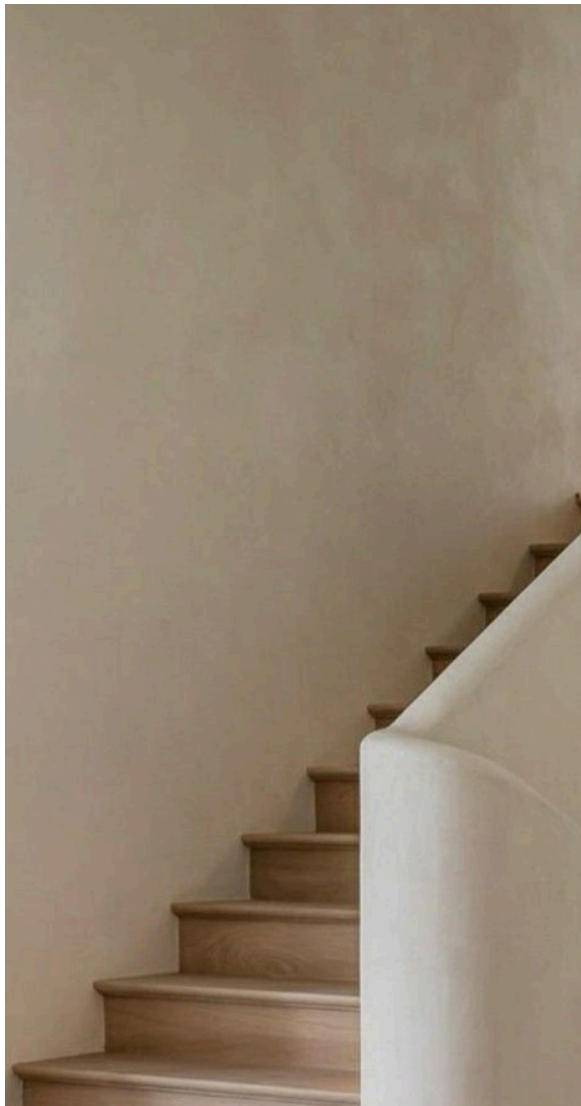
SPATIAL PLAN
Proposed Floor Plan

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The proposed layout reinterprets the existing footprint by enhancing spatial flow, functionality, and experiential quality without altering the architectural envelope. The main living and dining areas are strategically repositioned to strengthen the relationship between the kitchen, social spaces, and terrace, allowing for a more intuitive and elevated daily experience. The entry is reimagined as a defined arrival moment, one that will guide you through the space. Underutilized areas are reassigned to support daily living, resulting in a more cohesive and experience-driven layout without modifying the existing structure.

Additional features such as a dedicated beverage station and custom joinery elements introduce layers of functionality and identity, while the overall arrangement prioritizes visual clarity, fluid circulation, and a stronger connection between interior and exterior living.





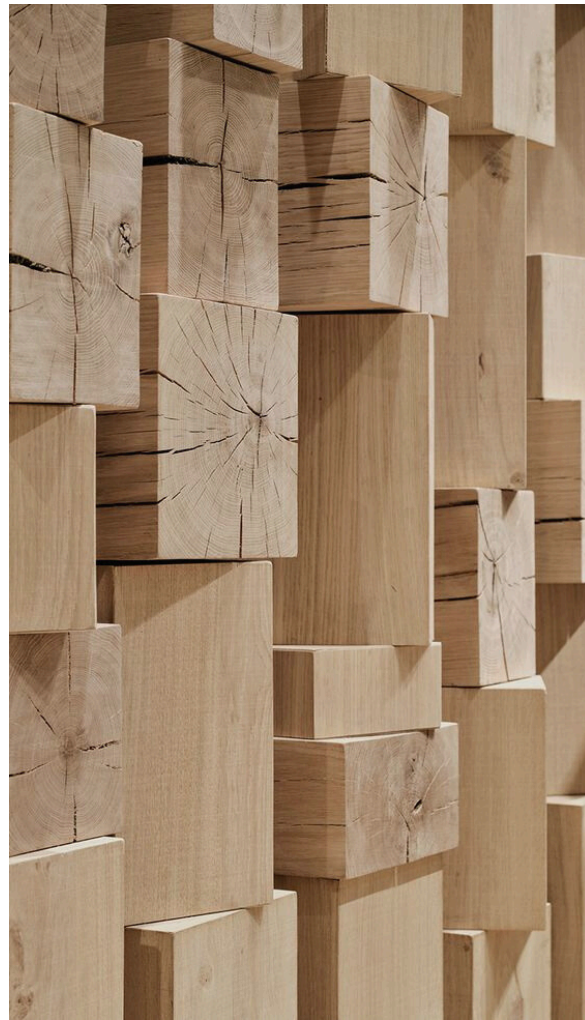
[1]
Limewash/Tadelakt
Wall finish



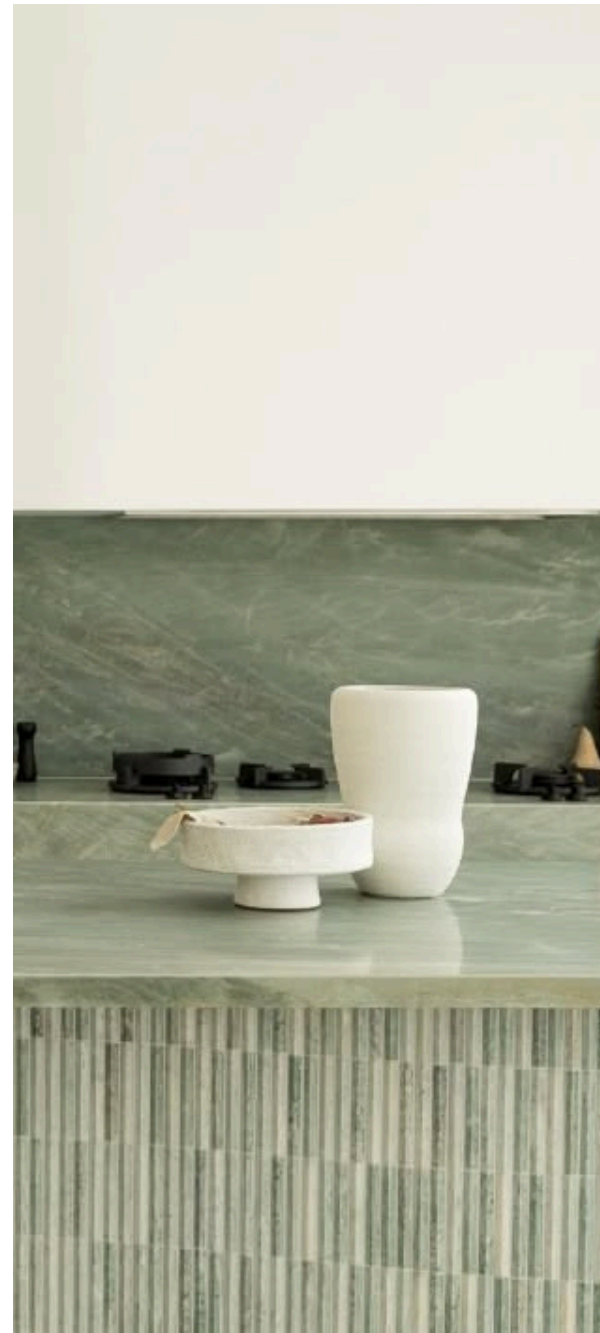
[2]
Limestone/Travertine
Tiles, Statement Surfaces



[3]
Dark Walnut
Accent Pieces



[4]
Oak Wood
Doors, Millwork



[5]
Vivid Green/Fusion Green Quartzite
Countertop, Statement Surfaces



[6]
Taj Mahal Quartzite
Bathrooms

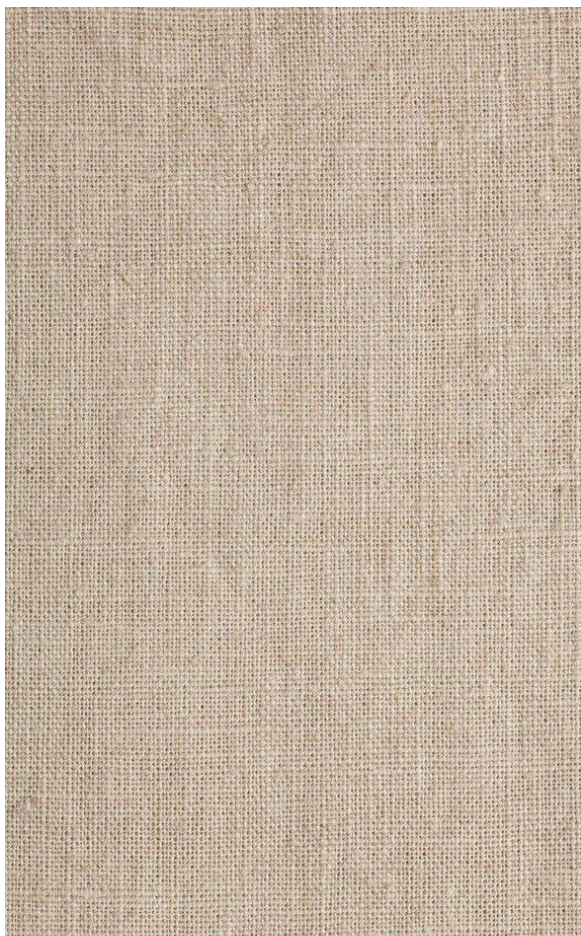
MATERIAL MOOD

Walls, Floor, Millwork

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[1]
Bouclé Wool
Upholstery Fabric



[2]
Linen
Upholstery Fabric



[3]
Blackened Steel
Accent Pieces



[4]
Natural Cotton
Upholstery Fabric



[5]
Handwoven Natural Rattan
Decorative Elements



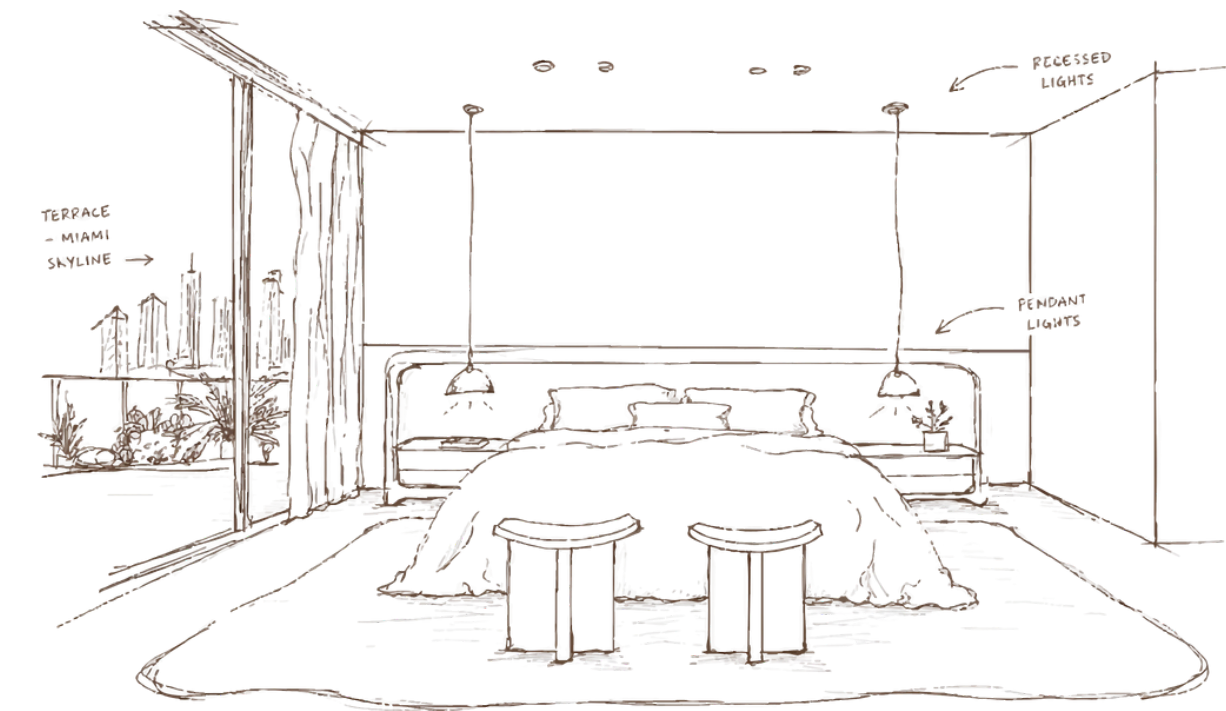
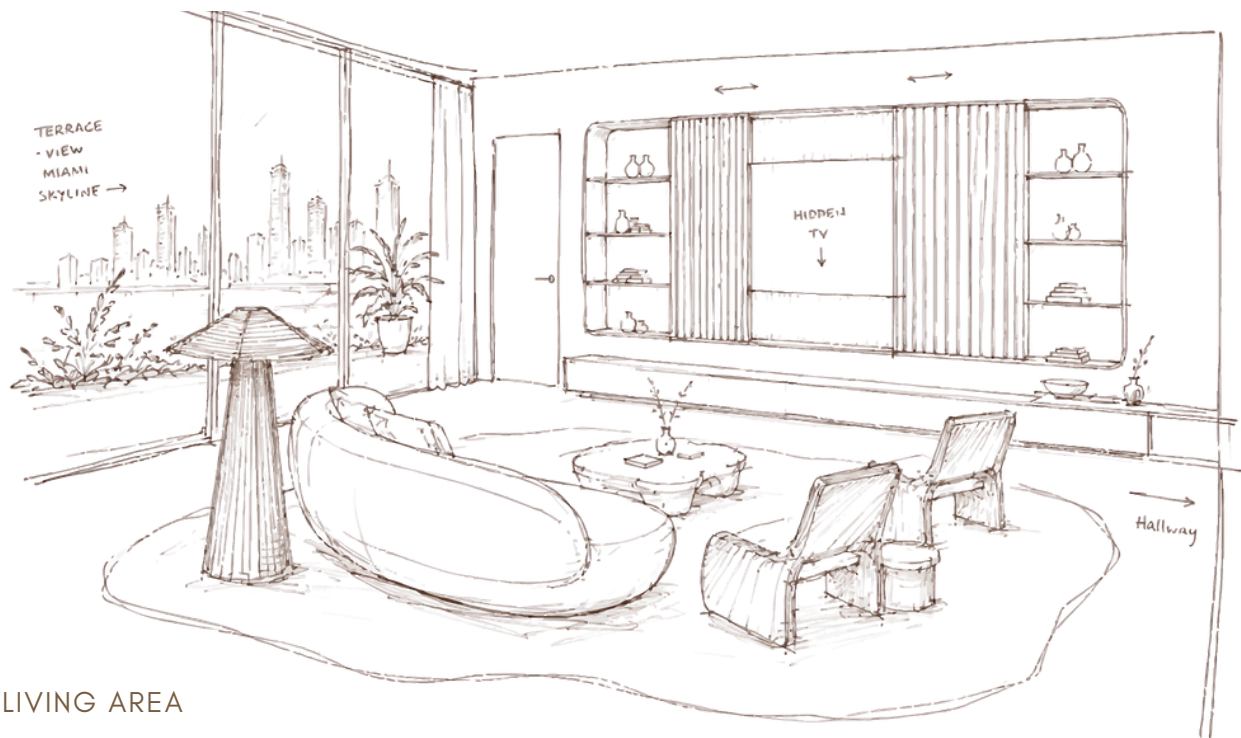
[6]
Handmade Ceramic
Decorative Elements

MATERIAL MOOD

Upholstery, Decor

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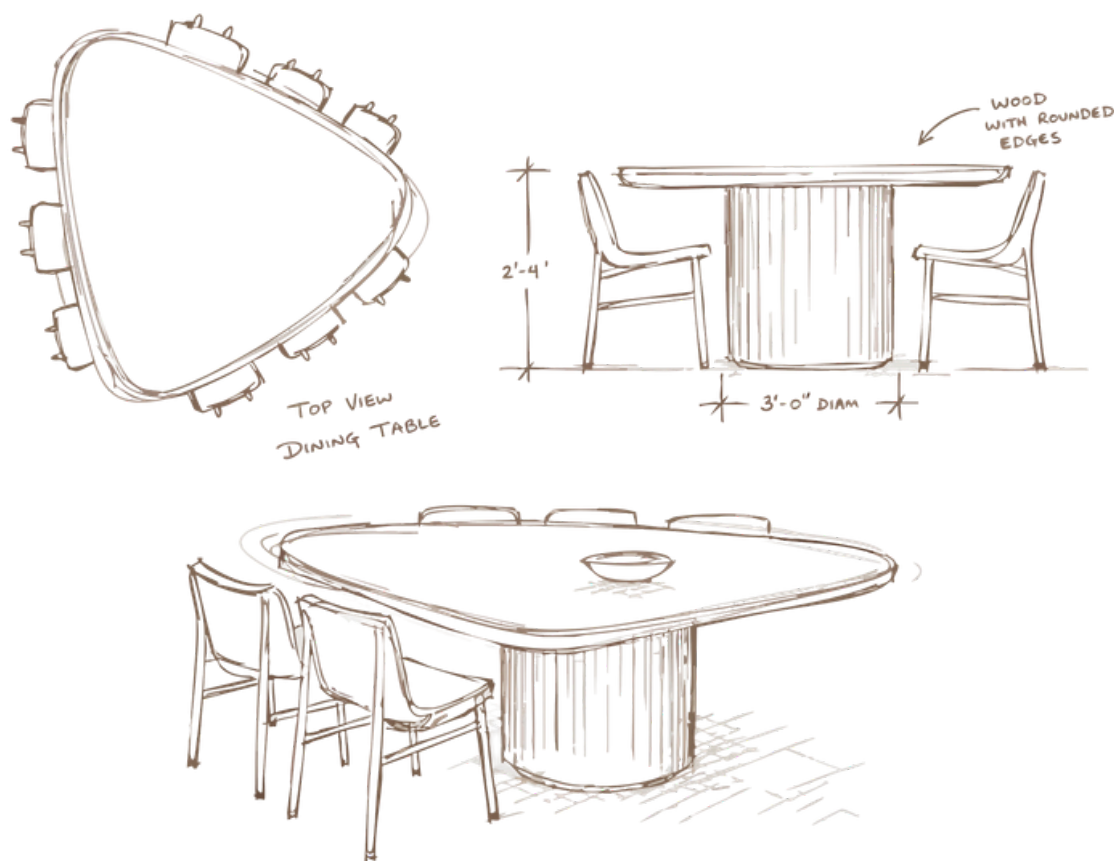
IDEATION
Sketches



DESIGN DETAILS

Direction

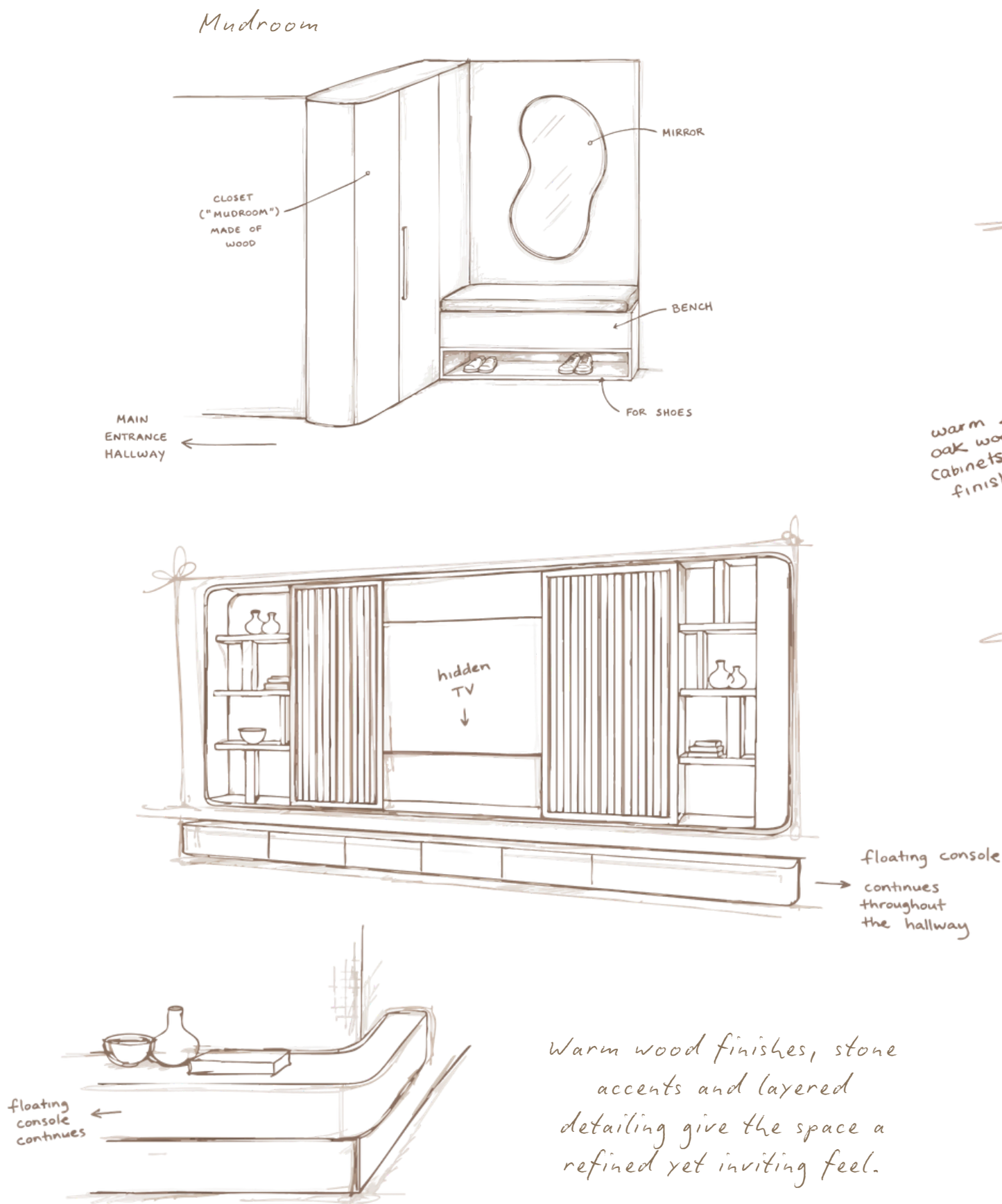
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Custom Design

Inspired by organic modern forms, the custom dining table was designed to encourage gathering and fluid circulation within the open living area. Its rounded triangular shape, softened edges, and fluted cylindrical base create a sculptural yet approachable centerpiece.

The custom living room joinery was designed as a warm and sculptural focal point that integrates storage, display, and a concealed TV system into one cohesive composition. The piece features rounded edges, vertical wood slat sliding panels, and a floating console that extends into the hallway to create visual continuity throughout the apartment.



Warm wood finishes, stone accents and layered detailing give the space a refined yet inviting feel.



Morning Bar/Beverage Station

This piece transforms an underutilized wall into a curated daily ritual space. Warm oak cabinetry is paired with stainless steel shelving, mirrored backsplash, and Vivid Green/Fusion quartzite to create contrast, depth, and sophistication.

Compact yet functional, the design adds both practicality and character to the apartment.

DESIGN DETAILS

Direction

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Soft and sculptural. The bed becomes an architectural extension of the room, not simply a furniture piece.

Custom Bed/Headboard Design

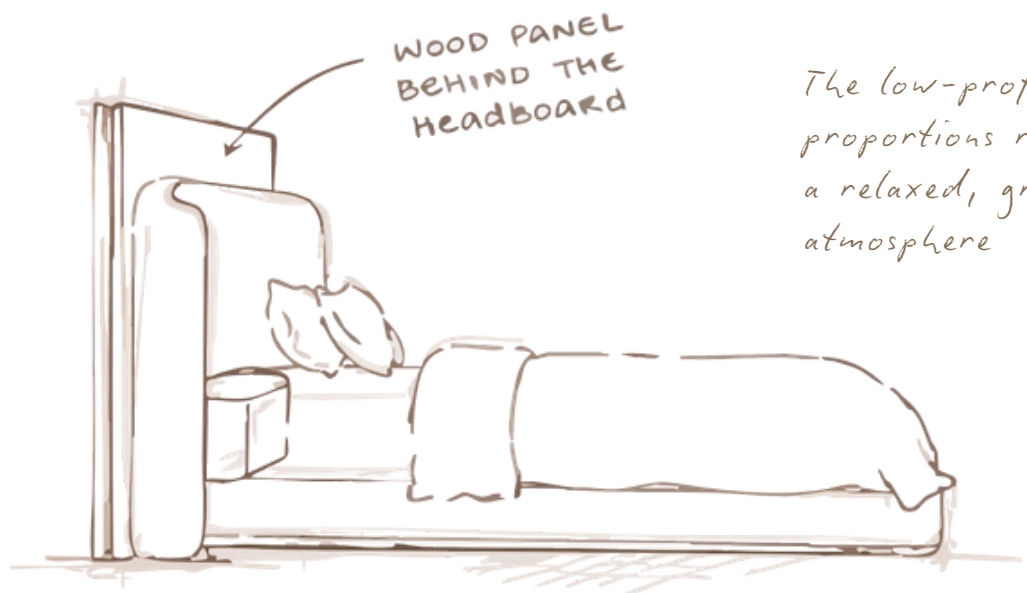
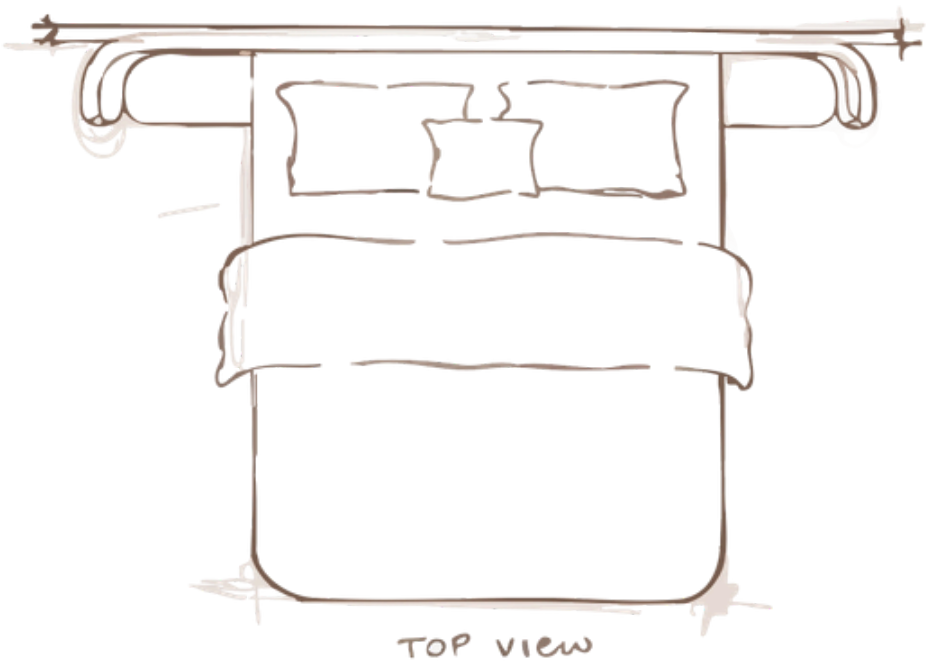
The custom bed and integrated headboard were designed to create a soft architectural moment within the primary bedroom, blending comfort with sculptural simplicity.

The design features rounded edges, integrated wood nightstands, and a continuous wood panel backdrop that frames the bed while adding warmth and depth to the space.

The integrated composition reducing visual clutter by merging nightstands, paneling, and bed into one continuous gesture.

The contrast between the solid wood frame and the softer upholstered interior

The way the rounded corners soften circulation and create a more calming emotional experience



The curved forms soften the linearity of the room and contribute to a calm, cocoon-like atmosphere, while the combination of upholstered elements and warm wood finishes creates an overall feel that is refined, inviting, and timeless.

Design Development

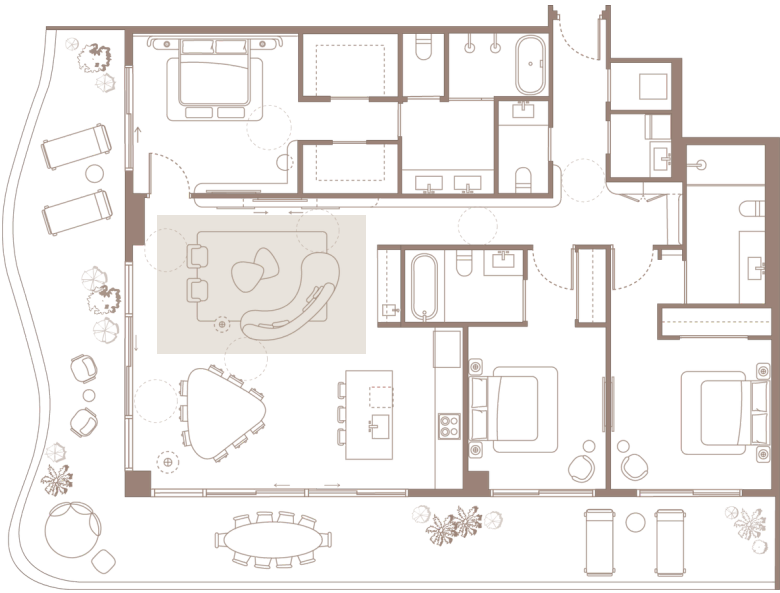
(by area/room)

Concept

Living Room

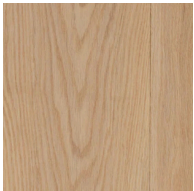
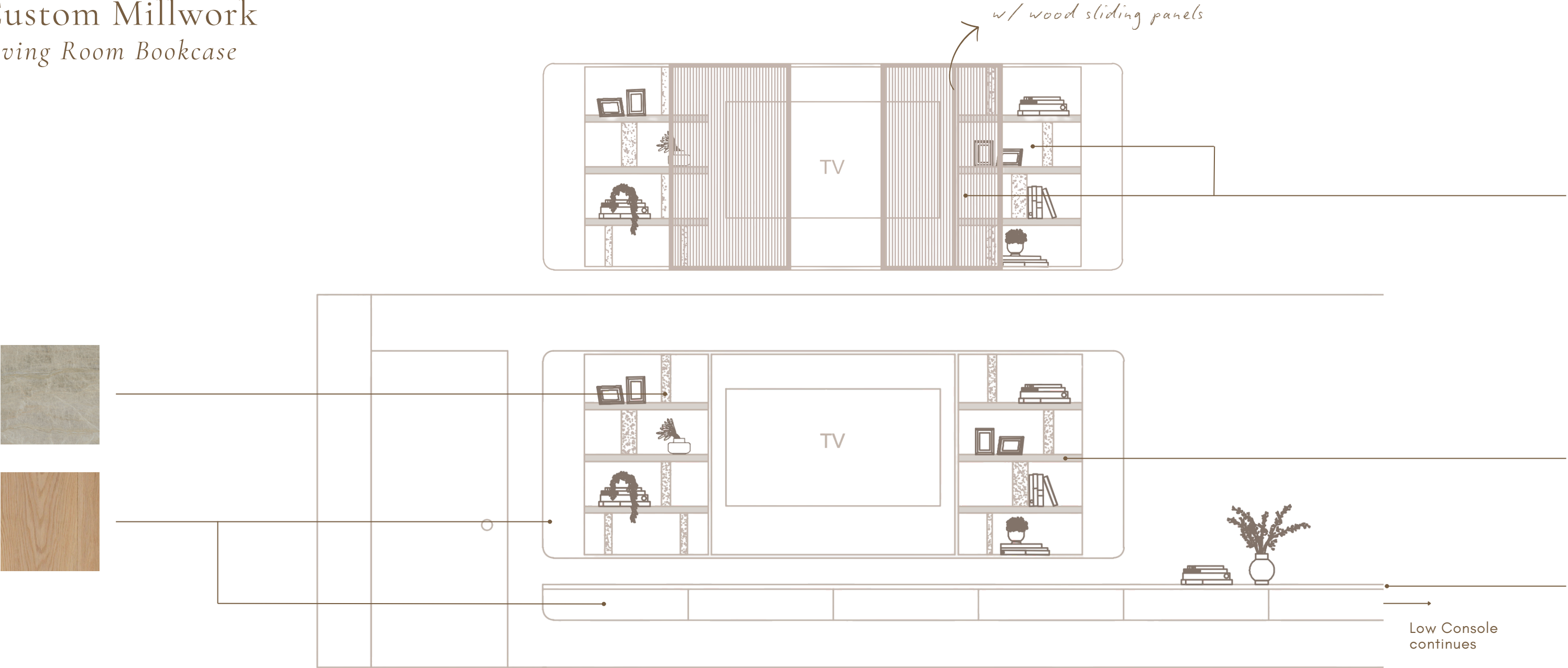
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- 1.European, White Oak | Flooring
- 2.Artico Quartzite | Bookshelf dividers
- 3.Oat Limewash Paint | Walls
- 4.North American, White oak | Cabinetry
- 5.Natural Wool | Kynan Rug
- 6. Holotype Occasional Chair | R Hughes
- 7.Hampton Coffee Table | Black Rooster Decor
- 8.Bernd Sofa | Mademoiselle beige | Eichholtz
- 9.Dou Floor Lamp | Braided Rattan | Huasful
- 10. *Canopée, 2021* | Lili Delaroque



Custom Millwork
Living Room Bookcase

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White Oak | North American | Pid Floors



Travertine | Honed | Bas Stone



Artico | Quartzite | Bas Stone



Decor



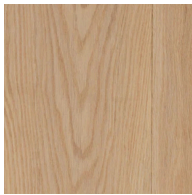
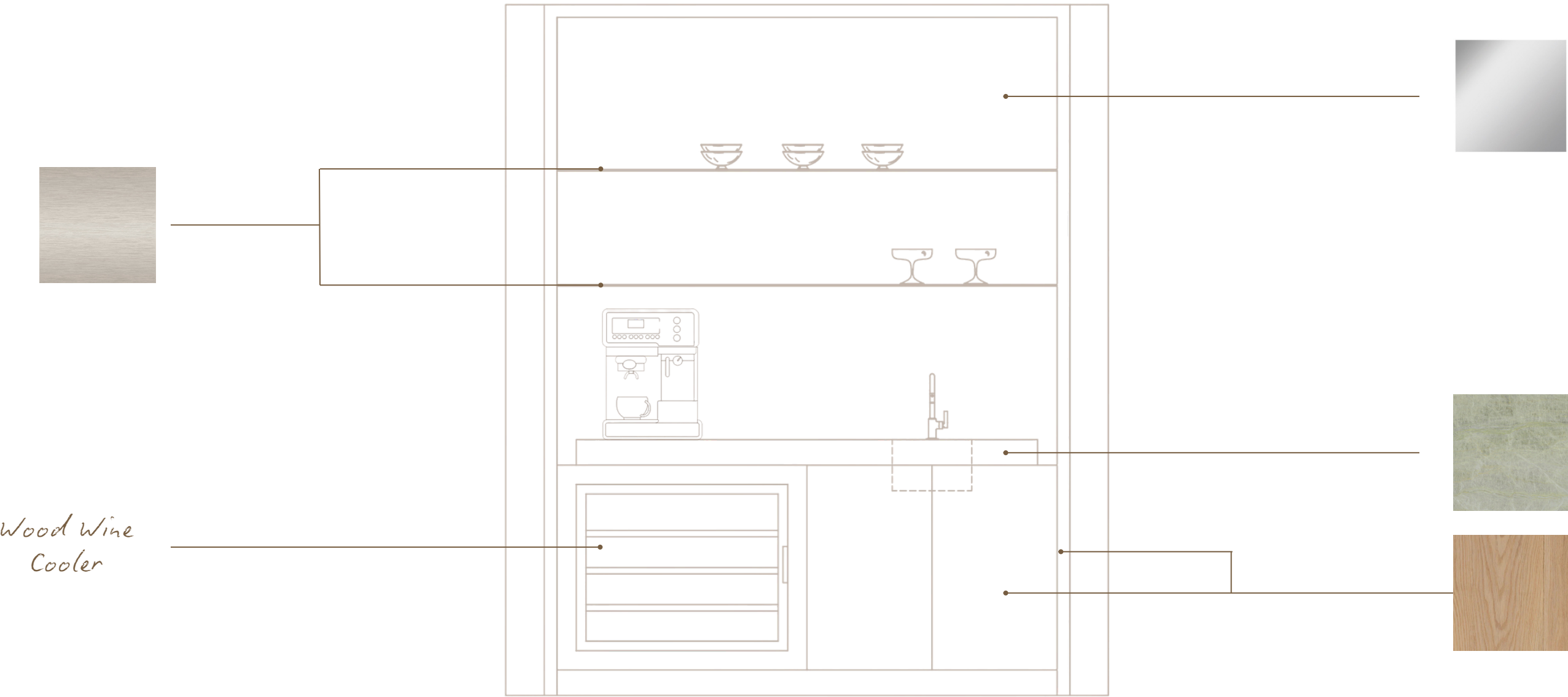


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3D Visuals
Living Room

Custom Millwork
Morning Bar

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White Oak | North American | Pid Floors



Stainless Steel | Shelving



Artico | Quartzite | Bas Stone



Mirror | For Backsplash





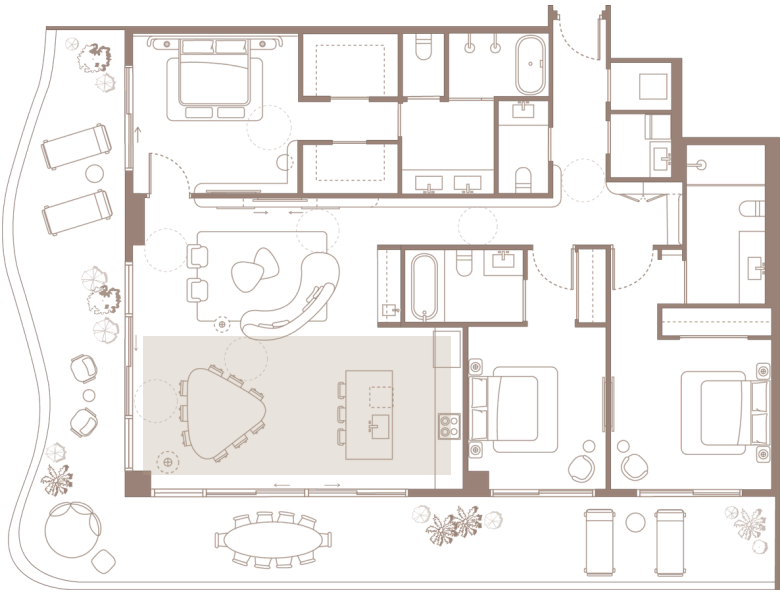
3D Visual
Morning Bar/Kitchen

Concept

Kitchen & Dining

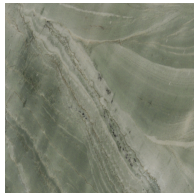
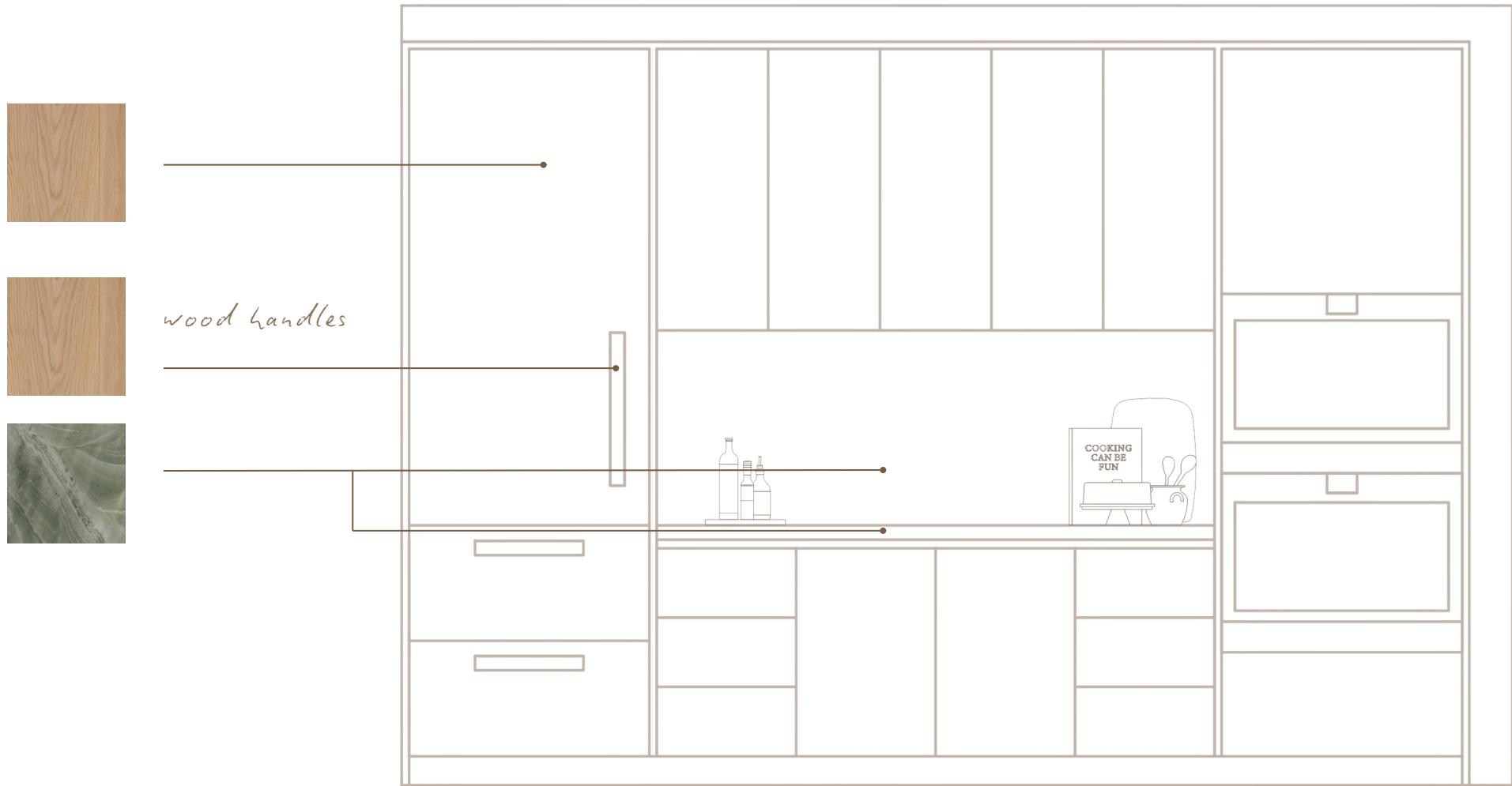
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- 1. North American, White oak | Cabinetry
- 2. Polished Nickel | Fixtures
- 3. Vivid Green Quartzite | Countertop, Backsplash
- 4. Dark Walnut | Custom Dining Table
- 5. Neva Dining Chair | Dark Walnut
- 6. Lina Counter stool | Natural Oak | Piegatto
- 7. Shado Pendant | Top of Island
- 8. Tryst Three by Paul Matter Chandelier | Top of Dining Table



Millwork Finishes
Kitchen

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Vivid Green | Quartzite |
Countertop + Backsplash



White Oak | North
American | Cabinetry



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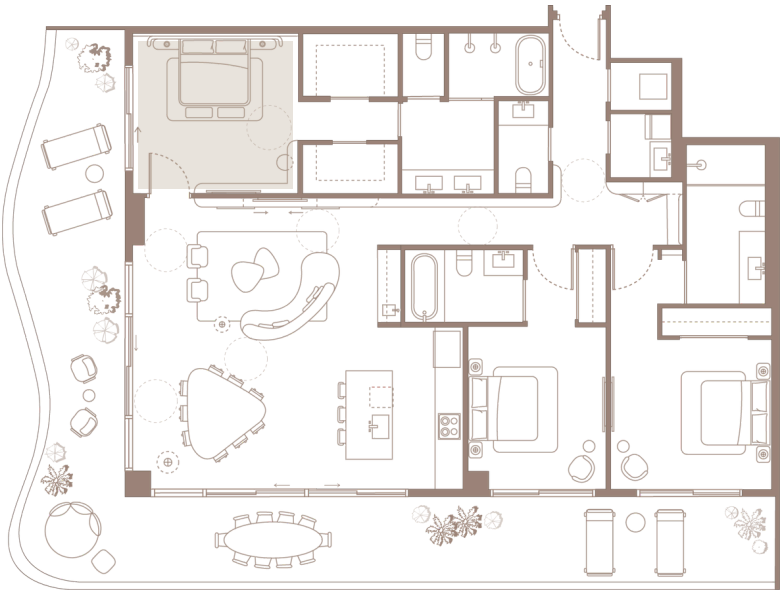
3D Visual
Dining Area

Concept

Master Bedroom

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- 1.European, White Oak | Flooring
- 2.Argentinian Sheep's Wool | Rug
- 3.Oat Limewash Paint | Walls
- 4.North American, White Oak | Millwork
- 5.Green Patterned Boucle | Ottoman Upholstery
- 6.Sand Linen | Headboard Upholstery
- 7.Paloma Pendant, Conical clay | Spartan Shop
- 8.Brutus Stool | 101 Copenhagen

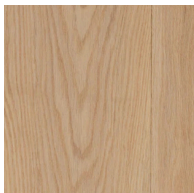


Custom Millwork
Master Bedroom

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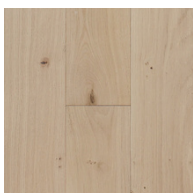
Oat | Limewash |
Walls



White Oak | North
American | Cabinetry



Cotton | Sand |
Headboard



White Oak |
European | Pid Floors



Boucle | Wool |
Upolstery



GAIA/S
STUDIO

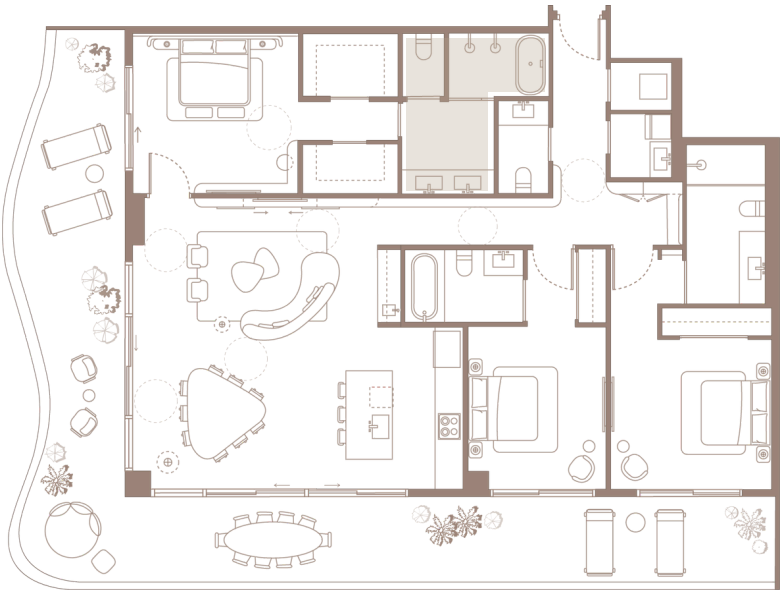
3D Visuals
Master Bedroom

Concept/Materials

Bathroom

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- 1. Artico Quartzite | Shower Wall Niches
- 2. Travertine | Honed | Flooring
- 3. Travertine Mosaic | Honed | Shower Wall
- 4. White Oak | Vanity
- 5. Limestone | Vanity Countertop
- 6. Acrylic Bathtub | Emerald



Travertine Tiles
Shower Wall



Artico Quartzite
Shower Niches



Travertine
Flooring



Polished Nickel
Fixtures

THANK YOU!

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