



AUSTIN
PROPER
HOTEL & RESIDENCES

Situated in Downtown's 2nd Street District, Austin Proper Hotel and Residences offers an artful immersion in lifestyle and well-being. With emphasis on collaboration, the passionate, compelling vision of designer Kelly Wearstler meets the culinary creativity of Austin tastemaker McGuire Moorman Hospitality. Essentials include 244 rooms and suites; 99 branded residences; four unique settings for dining and drink; a focus on wellness with a dedicated spa and fitness center; plus a variety of atmospheric spaces for events. And it wouldn't be Proper without a 5th floor pool deck offering small-batch tequilas and Lady Bird Lake views.

BUILDING

Joining the Downtown skyline in 2019: 32 stories merging a 244-room destination hotel with 99 exclusive residences. This sculptural new construction integrates the work of award-winning Handel Architects and interior designer Kelly Wearstler in a progression of atmospheres including two pools, 14,500 square feet of event spaces, and multiple dining concepts by McGuire Moorman Hospitality. In step with Austin's natural lifestyle, LEED® Gold certification minimizes footprint and maximizes sustainability. To promote wellness for those who stay and work with Proper, these rigorous environmental standards extend from water use (reclaimed irrigation systems, in-building chilled water loops, centralized boilers) to low-VOC paints, energy-efficient LED lights, and insulated dual-pane windows that save energy and block UV.

INTERIOR DESIGN

Kelly Wearstler's creative direction for the design of Austin Proper has unfolded over three years. The layered, individualistic look mines a tradition of artistry and craftsmanship distinct to Austin. The historical influence of Austin's most stately homes inspires eye-catching details including a sculptural staircase installation of patch-worked vintage rugs. Local artists and materials are featured prominently throughout, with every surface adding textural interest: pots, trays and cabinet inlay tiles by ceramicist Rick Van Dyke; photography by local Barry Stone; locally quarried travertine on the pool deck; custom millwork cypress shou sugi ban paneling and antique mirror finishes.

ROOMS & SUITES

With Austin as muse, each the of 244 rooms and suites have been thoughtfully designed by Kelly Wearstler for refined living and restful evenings. The design is deeply influenced by local craft and material, from raw travertine sourced at nearby quarries, to trays by Rick Van Dyke and original fiber artworks by Magda Sayeg. Well-considered appointments include Aesop bath amenities, Kelly Wearstler x Parachute Home robes and signature Proper beds layering Simmons Providence Mattresses, Fili D'oro and Bellino Fine Linens.

WELLNESS

Maintaining Proper health is key, no matter where your travel takes you. Our Verbena Spa includes a soothing lounge, five dedicated treatment rooms, men's and women's locker rooms with steam showers, and wellness experts on call. Our spacious 2,000-square-foot fitness center features state-of-the-art strength training, weight and cardio equipment and exclusive access to outdoor classes, including yoga and boot camp.

EAT & DRINK

Leading Austin Proper's dining front is McGuire Moorman Hospitality, the award-winning team behind many of Austin's best dining & entertainment spots. At the landmark eatery, The Peacock, guests can savor Mediterranean-inspired foods and flavors that are colorful, healthy and wholesome, paired with house-made pita from the wood-burning oven. On the rooftop pool deck, the coastal Mexican restaurant, La Piscina, offers wood-fired seafood, fajitas and a raw bar. Morning, noon or night, the ground floor Mediterranean coffee shop, The Mockingbird, serves savory items to-go and tempting treats like soft-serve Greek frozen yogurt, while Goldie's Sunken Bar is an elegant hideaway for hotel guests and residents.

AMENITIES & SERVICES

An array of high-end amenities that aim to refresh. Whether borrowing a bicycle for a lakeside trail ride, taking a dip in the 5th floor heated swimming pool or finding your zen through our on-site wellness activations, Austin Proper has you covered. Enjoy the comforts of home with a full service business center, a cozy art filled lobby ideal for entertaining and laundry services including tailoring all in a pet-friendly environment. The 24/7 concierge team is on-site and eager to make your stay unique and memorable.

MEETINGS & EVENTS

Austin Proper offers more than 14,000 square feet of thoughtfully designed spaces for indoor and outdoor meetings, weddings, special events and private dining. Adding distinction to the creative design, the Proper team and McGuire Moorman Hospitality specially curate menus and styles of service to match any occasion.

NEIGHBORHOOD

The 2nd Street District merges convenience and culture with creative offices, entertainment, shopping and waterfront wellness. Hit the trail around Lady Bird Lake, walk shady sidewalks to lunch, check out a movie at the Violet Crown, grab a last minute gift or something special for you at one of the many boutique shops, and of course catch a nighttime show...it's all only steps away.

ABOUT

- ◆ 244 Guest Rooms and Suites
- ◆ 99 Branded Luxury Residences
- ◆ The Peacock Mediterranean Grill
- ◆ The Mockingbird Café
- ◆ Goldie's Sunken Bar
- ◆ La Piscina Poolside Restaurant & Bar
- ◆ 5th Floor Rooftop Pool & Cabanas
- ◆ Silene Spa
- ◆ Speedway Fitness Center
- ◆ 14,000 SF of Meeting & Event Spaces

ROOMS

- ◆ Fili D'oro Fine Linens
- ◆ Bellino Italian Comforter & Pillows
- ◆ Kelly Wearstler Custom Throws
- ◆ Kelly Wearstler x Parachute Home Custom Bathrobes
- ◆ Simmons Providence Mattress
- ◆ Aesop Bathroom Amenities
- ◆ Hairdryer
- ◆ Make-Up Mirror
- ◆ Premium Wi-Fi
- ◆ Vifa Bluetooth Speaker
- ◆ HDTV with AppleTV
- ◆ In-Room Safe
- ◆ In-Room Nespresso Machine
- ◆ In-Room Fabric Steamers
- ◆ Iron-Ironing Board (Upon Request)
- ◆ Curated Minibar
- ◆ Motorized Shades and Lighting with Bedside Controls
- ◆ ADA Rooms Available
- ◆ Connecting Rooms Available

EAT & DRINK

- ◆ Peacock Restaurant & Lobby Bar (Eastern Mediterranean Influences)
- ◆ Mockingbird Café (Greek Influences)
- ◆ Goldie's Sunken Bar
- ◆ La Piscina Pool Deck Restaurant & Bar (Oaxacan Mexican Influences)

AMENITIES

- ◆ 5th Floor Heated and Cooled Swimming Pool, Sun Deck and Cabanas
- ◆ Art Filled Lobby Ideal for Work, Lounging or Dining and Entertaining
- ◆ Paddle Boards, Bikes and Electric Bikes
- ◆ Smoke-Free Environment
- ◆ Pet Friendly

WELLNESS

- ◆ Verbena Spa
 - ◆ Pre-Treatment Waiting Lounge
 - ◆ Five Dedicated Treatment Rooms
 - ◆ Steam Room
 - ◆ Men's and Women's Locker Rooms
 - ◆ Experiential Retail
- ◆ 24/7 Fitness Center with Private Wellness Sessions

EVENTS

- ◆ 14,000 SF of Meeting & Event Spaces Include:
 - ◆ Peacock Restaurant & Lobby Bar: 3,322 SF
 - ◆ Mirabeau Ballroom: 4,300 SF
 - ◆ Morning Glory Room 1 + Foyer + Terrace: 1,291 SF
 - ◆ Moon Light Room 2: 698 SF
 - ◆ La Piscina Pool Deck Restaurant and Lounge: 2,620 SF
 - ◆ Goldie's Sunken Bar: 1,306 SF
 - ◆ Private Dining and Deck: 789 SF

SERVICES

- ◆ 24/7 Front Desk, Concierge and Bell Staff
- ◆ In-Room Dining
- ◆ Housekeeping Service
- ◆ Turndown Service (Available Upon Request)
- ◆ Laundry & Dry Cleaning Available
- ◆ Business Services Including, Conference Room, Printing Capabilities and Power Adaptors
- ◆ Tailoring
- ◆ Valet Parking
- ◆ Cribs Available

PROPER RESIDENCES FOR-SALE

- ◆ 99 Residences and Penthouses Atop the Austin Proper Hotel on Floors 12-32
- ◆ Featuring Kelly Wearstler Design and Appointments
- ◆ 1-, 2-, and 3-Bedroom Residences from 921 to 2,608 SF
- ◆ 1- and 2-story, 4 & 5 bedroom Penthouses from 3,425 to 6,789 SF
- ◆ Resident Only 12th-Floor Pool, Deck, Lounge and Outdoor Kitchen
- ◆ Private Resident Entrance/Valet
- ◆ Secured Garage Parking with EV Charging Stations
- ◆ Private Storage
- ◆ Air Conditioned Bicycle Storage Room
- ◆ Dog Washing and Grooming Stations
- ◆ Doorman/Concierge
- ◆ Private Destination Elevators
- ◆ Preferred Access to Hotel Amenities and Services
- ◆ Exclusive Perks, Privileges and Discounts at Austin Proper and Across the Proper Hotel Portfolio
- ◆ To schedule an appointment, visit: www.liveaustinproper.com