

Value Add Boutique Hotel and  
Food & Beverage Outpost

# THE ATLANTICA: BOUTIQUE HOTEL SOUTH OF FIFTH





# EXECUTIVE SUMMARY

**321 COLLINS AVE, MIAMI BEACH, FL 33139**

A unique hospitality offering in the prime South of Fifth enclave, one block from the ocean in South Beach. This 8,766 SqFt, two-story, 66-room boutique hotel includes all new flooring, upgraded en-suite bathrooms, on-site laundry, oversized lobby, common area kitchen, freshly painted exterior, and completed 40-year recertification. Formerly known as Jazz on South Beach Hostel and most recently Lifehouse South of Fifth, the property currently holds 196 beds with potential capacity to increase to 218 beds. Feasibility study done for 3rd floor addition & new owner can activate lobby with liquor license/ food and beverage. Steps to the best restaurants, nightlife, and retail.

This prime hospitality asset is located in one of Miami Beach's most coveted and exclusive zones-South of Fifth-where high barriers to entry make it a true investor's dream. Surrounded by ultra-luxury residential towers like Apogee, Glass, One Ocean, Beach House, and Continuum-where prices range from \$1,500 - \$5,000 per square foot-this property sits at the center of prestige and opportunity.

The neighborhood is also home to some of Miami's most iconic dining destinations, including Joe's Stone Crab, Carbone, Milos Estiatorio, and Papi Steak. It's a magnet for discerning residents and global visitors, drawn by the unparalleled lifestyle: a scenic waterfront pathway perfect for walking, jogging, or biking from beach to bay, with breathtaking views, vibrant parks, and easy access to the Miami Beach Marina-ideal for sunset cruises, fishing trips, or exploring the city by water.

From the front steps of the hotel, you're less than a two-minute walk to the pristine sands of South Beach.



## PROPERTY HIGHLIGHTS

- Food & Beverage: Built out but not activated / open
- Currently managed by Atmine Hospitality
- One Block from the Beach
- Room Mix: Three (3) Large Suites, 10 standard rooms, Two (2) family bunk suites, 11 regular bunk rooms

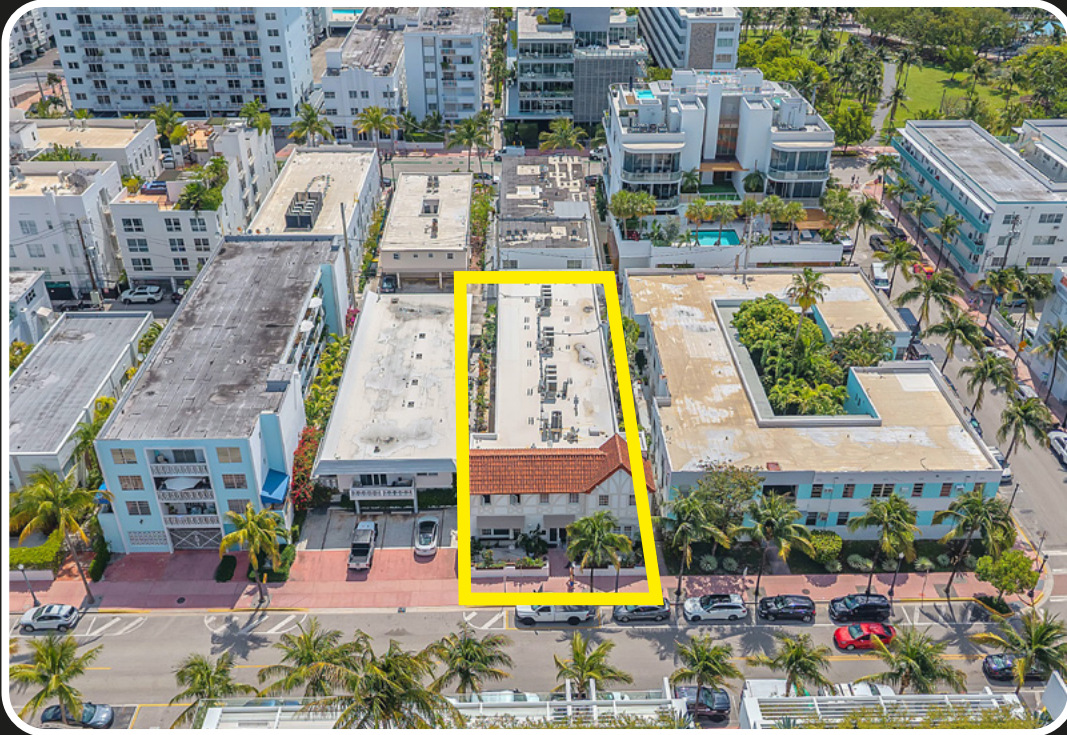


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**ADRIANO SALUCCI** | [ADRIANO@APEXCAPITALREALTY.COM](mailto:ADRIANO@APEXCAPITALREALTY.COM) | 305 340-3584  
**MIGUEL PINTO** | [MIGUEL@APEXCAPITALREALTY.COM](mailto:MIGUEL@APEXCAPITALREALTY.COM)



# PROPERTY & LOCATION HIGHLIGHTS



## THE NEIGHBORHOOD/AREA

Located in the neighborhood dubbed South of Fifth, 321 Collins Avenue has the feel of a private beach villa—subtle and low-key by design. Tucked inside a 1930s-era manor, the 26-room hotel seamlessly blends into the quiet charm of SoFi’s low-rise neighborhood. Here, you’re more likely to spot locals on a leisurely walk or beachgoers heading to the shore than throngs of tourists. It’s a serene contrast to the towering hotels and buzzing nightlife of Ocean Drive just to the north. The property’s entrance serves as an inviting outdoor living room, where guests and neighbors alike can enjoy the local backdrop. Tucked behind the property is a charming courtyard bar known as ‘the laneway,’ lined with cozy café-style two-top tables. These outdoor spaces were thoughtfully designed with locals in mind, especially the laneway, which was envisioned as a go-to date spot for SoFi residents.

## THE VIBE

Upon entering the hotel, guests are welcomed into a cozy, living room-style lobby that feels more like a thoughtfully curated home than a traditional hotel. A charming seating nook, communal dining table, and a cement bar with wood paneling and stained glass details create a warm, inviting atmosphere—equal parts artist’s retreat and beachgoers’ escape.

There’s no conventional front desk here. The hotel offers a fully touchless check-in experience, allowing guests to skip the front desk entirely. Using intuitive self-service tablets or their own mobile devices, travelers can check in, receive room details, and even generate key cards—all without contact. The streamlined process enhances the feeling that you’re staying in a stylish guesthouse or a friend’s beachside home, rather than a standard hotel.

## THE ROOMS

On the first floor, you will find traditional private hotel rooms, whereas Upstairs, there’s a variety of room layouts for all types of travelers. Two of the rooms feature custom-made full-size quadruple bunk beds for group travel. Rooms are also stocked with bathing products and small vintage fridges.

## FOOD & BEVERAGE: 2ND GENERATION KITCHEN SPACE

The former outpost of Pretty Swell, the shortly lived restaurant & bar from Lifehouse Hotels, is located in the indoor lobby area with a bar, banquettes, and a communal table, in addition to two outdoor areas. One, a garden patio, that could serve as a cafe with the ability to transition the space into a tropical lounge when the sun goes down. The second outdoor space is a more private courtyard with a bistro vibe, where a main seating area can be formed to service the full restaurant.



[CLICK HERE TO VIEW VIDEO](#)



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# LOCATION MAP



PURA VIDA  
MIAMI



ESTIATORIO  
MILOS MIAMI  
BEACH



PAPI STEAK



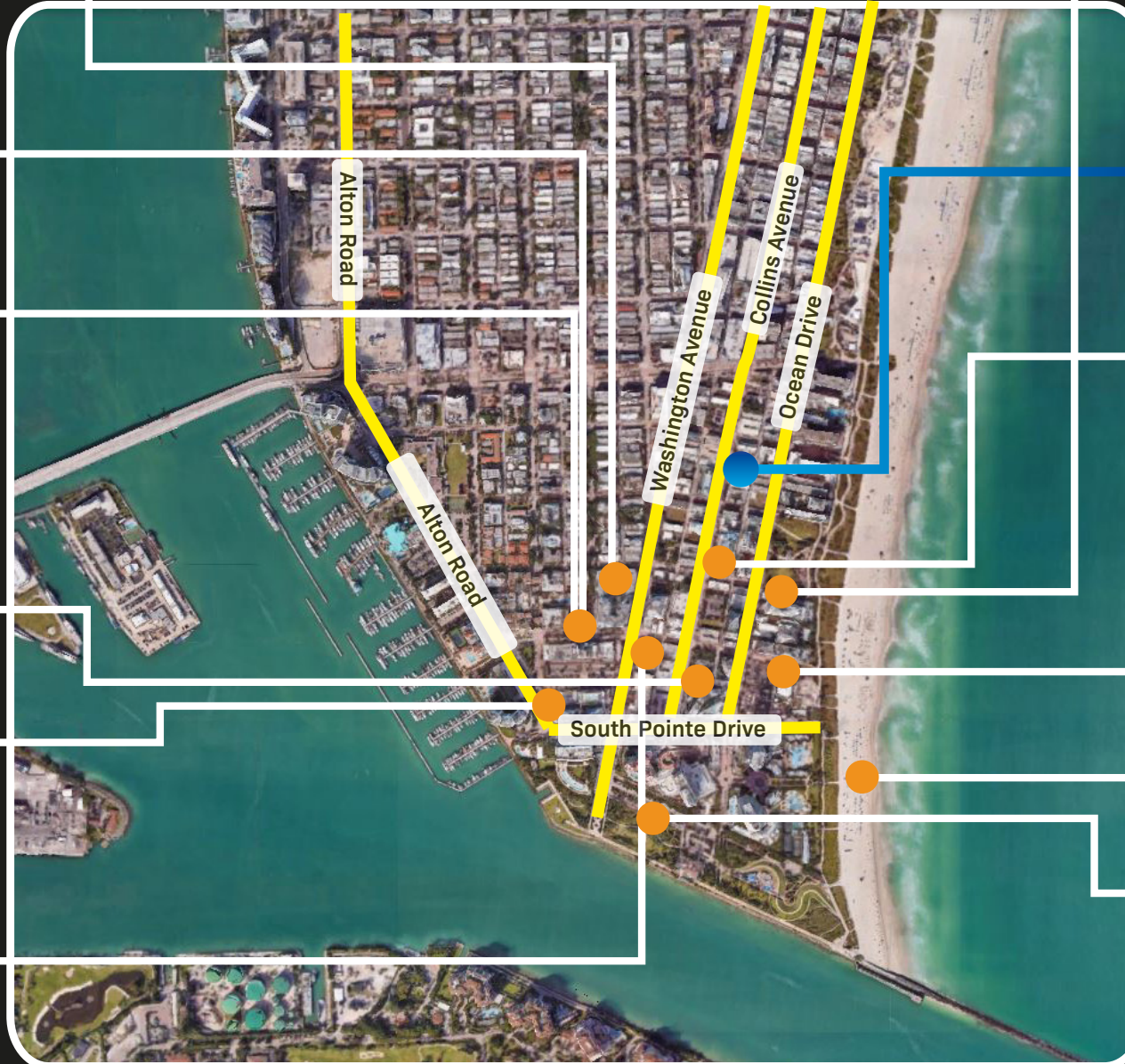
CARBONE MIAMI



RED SOUTH  
BEACH



JOE'S STONE  
CRAB

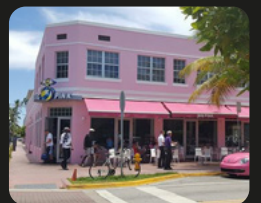


SUBJECT SITE

321 Collins Ave,  
Miami, FL 33139



MARRIOTT  
STANTON SOUTH  
BEACH



BIG PINK



NIKKI BEACH  
MIAMI BEACH



SOUTH POINTE  
BEACH



SOUTH POINTE  
PARK



## EXTERIOR PHOTOS





# INTERIOR PHOTOS



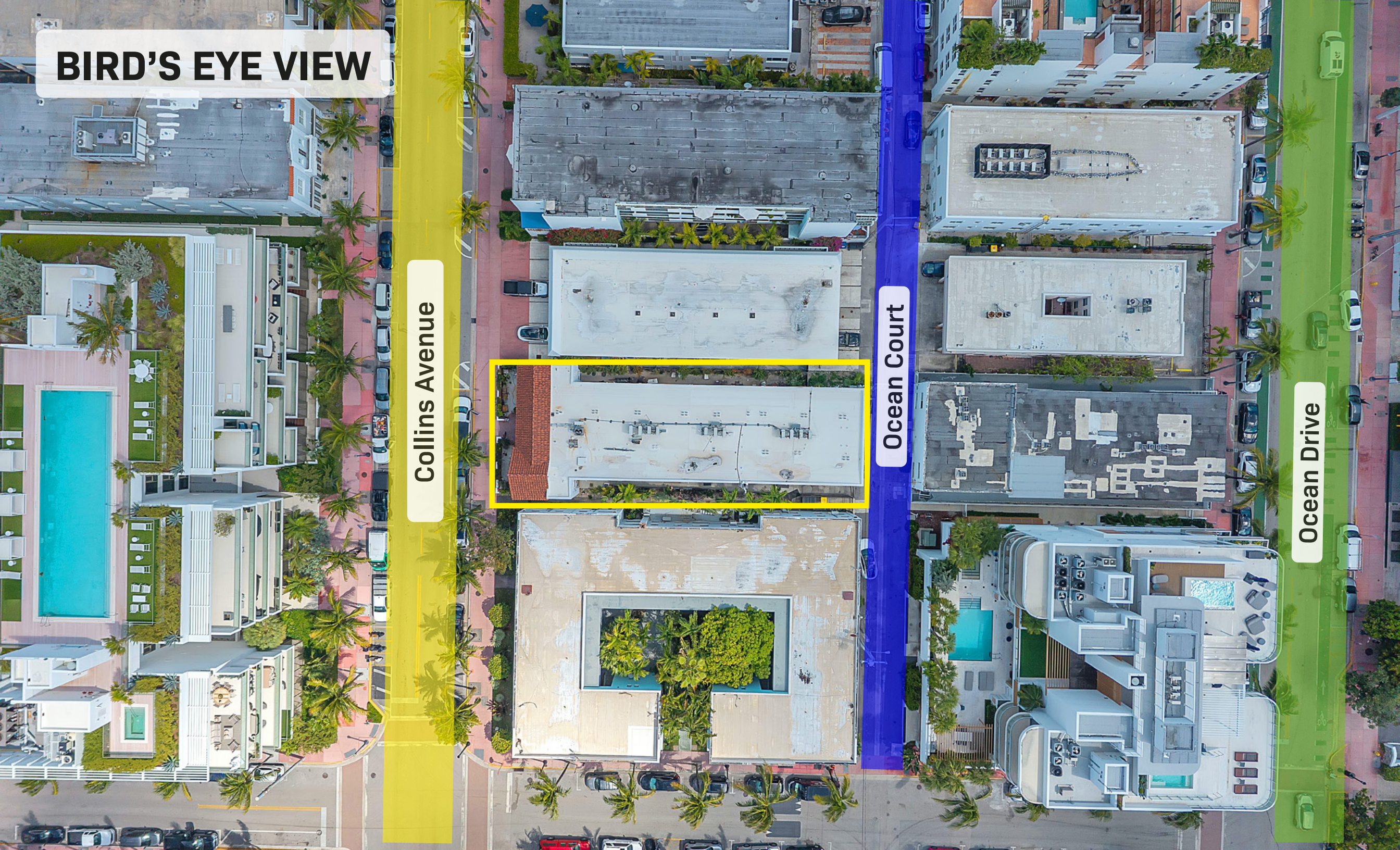


# BIRD'S EYE VIEW

Collins Avenue

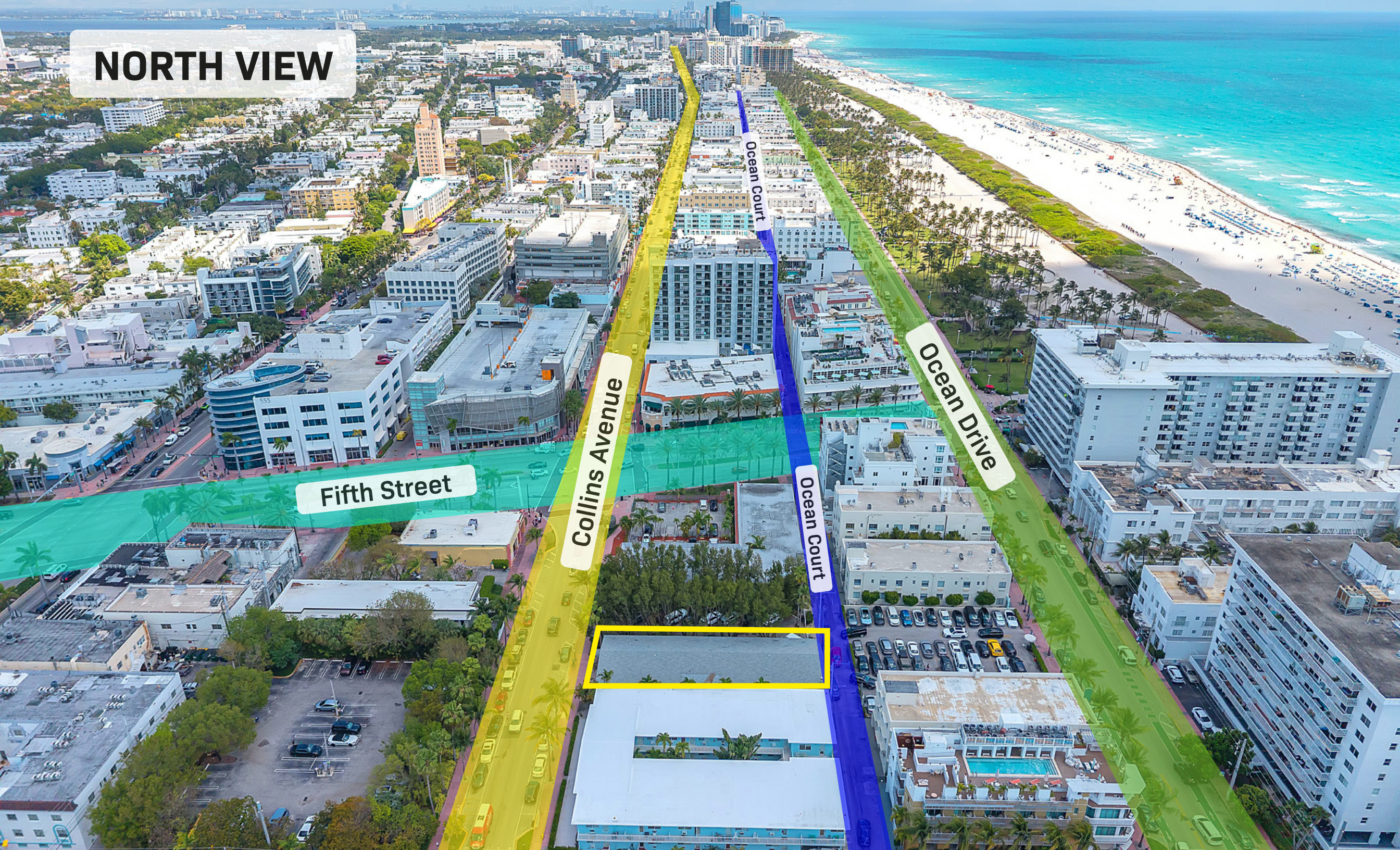
Ocean Court

Ocean Drive





# NORTH VIEW



Ocean Court

Collins Avenue

Fifth Street

Ocean Court

Ocean Drive



**EAST VIEW**

**Collins Avenue**

**Third Street**





# WEST VIEW





**SOUTH VIEW**

**Collins Avenue**





# SALES TEAM



## **ADRIANO SALUCCI - Vice President, Investment Sales**

Adriano Salucci serves as the Vice President of Investment Sales at Apex Capital Realty, bringing over 15 years of experience in the commercial real estate industry.

He plays a key role in recruiting and managing the Apex sales team, while also having successfully closed over \$120 million in sales and leases over the past five years. His primary focus has been on development sites across Florida, particularly in Miami.



## **MIGUEL PINTO - Founder/CEO**

Miguel Pinto is a renowned figure in the world of commercial real estate, with an impressive ability to identify market opportunities before they arise. His expertise has earned him a reputation as one of the industry's leading brokers, with recognition from top investors, banking institutions, equity advisors, and other top brokers.

Miguel's success is reflected in his outstanding track record of closing a vast number of transactions, totaling over \$1.5 billion. In acknowledgment of his in-depth industry knowledge and remarkable ability to secure competitive deals, Miguel was honored with the title of South Florida Business Journal's Power Broker for both 2022 and 2023.

Miguel's dedication to mentorship and belief in its importance in unlocking the potential of the South Florida community is evident through his active involvement in the Real Estate Council at FIU's Tibor & Shelia Holo School of Real Estate. As a council member, Miguel provides valuable mentorship to students, helping to shape the future of the Real Estate program.

