



Pure
Green

2-3 Bed **Luxury** Apartments
With **Sea Views**



Connecting People
With Nature.

Marine View Lytham

Coastal Living Redefined

Welcome to a landmark seafront address in Lytham St Annes, where timeless coastal charm meets energy-smart living. Marine View Lytham offers a boutique collection of nine luxury apartments with panoramic sea views, crafted for comfort, wellbeing, and effortless elegance. Designed by Pure Green, these homes combine refined architecture, eco-innovation, and a lifestyle immersed in nature. Step inside and discover a home built for the future with soul.

Every apartment at Marine View Lytham has been purposefully designed to support modern life, with open-plan interiors, soft neutral palettes, and large windows that welcome natural light and sweeping coastal views. From freestanding bathtubs and premium appliances to soft-close cabinetry and intelligent storage, comfort is built into every detail.

But the beauty here runs deeper. Powered by rooftop solar panels and supported by battery storage, heat recovery, and an AI-

driven energy system, this development delivers real cost savings and a lighter environmental footprint. Shared spaces are thoughtfully warmed and lit using smart energy, keeping communal charges low without compromising comfort.

Located just steps from the Promenade Gardens, with easy access to shops, transport, parks, and golf, this is coastal living without compromise. Elegant, connected, and future-ready, Marine View Lytham is a sanctuary by the sea.

Unit Mix

2x 2-Bedroom

7x 3-Bedroom



A Seamless Blend of Style,
Sophistication and Sea Views.



Pioneering **Positive Energy** Homes for a **Sustainable** Tomorrow

Pure Green is a next-generation property developer redefining the future of residential living. Founded by a team committed to sustainability, innovation, and impact, the company creates intelligent, eco-conscious homes that go beyond carbon neutrality. At the heart of every Pure Green project is the belief that housing can, and should, be a force for good

Blending climate-smart design with biophilic architecture, Pure Green developments promote wellbeing, reduce environmental impact, and support thriving communities. With a triple-bottom-line commitment to People, Planet, and Profit, each home is built not just to meet today's standards, but to anticipate tomorrow's needs.

Pure Green's flagship vision, Positive Energy Homes, produces more energy than it consumes thanks to solar panels, battery storage, high-performance

materials, and smart home technology. The company rigorously measures impact across nine sustainability KPIs, from biodiversity net gain to circular economy metrics, ensuring every project delivers meaningful results.

By aligning beautiful design with deep environmental responsibility, Pure Green is raising the bar for what homes can be: inspiring, regenerative, and resilient. Explore more at www.pure-green.org

Foster Green Innovation.

Lytham St Annes

A PRIME SEAFRONT LOCATION WITH LIFESTYLE BUILT IN

Set directly on the iconic seafront, Marine View Lytham enjoys panoramic Irish Sea views and immediate access to the historic Grade II listed Promenade Gardens. A peaceful coastal oasis known for its vibrant floral displays and scenic beauty, the gardens provide a perfect place to unwind. With the best of Lytham St Annes at your doorstep, this address offers rare access to nature, convenience, and coastal charm.



Lifestyle On The Coast

From Beachfront Cafes to Boutique Shopping

Dining & Cafes:

Moments from Marine View, St Annes Square offers a thriving mix of restaurants, bistros, and coffee shops, many with outdoor seating and sea views. From casual lunches to fine dining, there is something to suit every taste.

Green Spaces & Recreation:

With immediate access to the Promenade Gardens and Ashton Gardens, plus Fairhaven Lake nearby, residents enjoy endless walking and cycling routes along the shore. Water sports, tennis courts, bowling greens, and open-air activities support an active lifestyle year-round.

Shops & Essentials:

The nearby town centre and Wood Street feature boutique retailers, essential services, and local markets, all within easy reach.

Gyms & Fitness:

YMCA Leisure Centre and various studios offer fitness classes and wellness programs. Outdoor enthusiasts will love the beachfront jogging routes and peaceful yoga spots.

Golf:

For golf lovers, the legendary Royal Lytham & St Annes Golf Club is just around the corner, regarded as one of the world's premier courses.



Refined Living Inside and Out

ELEGANT INTERIORS DESIGNED FOR COMFORT, LIGHT, AND LONGEVITY

Step inside and experience coastal living at its most refined. These apartments balance timeless design with everyday comfort, creating a true sanctuary by the sea. Designer kitchens feature soft-close cabinetry and premium appliances, combining function and elegance. Bathrooms offer porcelain tiling, illuminated mirrors, and powerful showers, with freestanding baths in the Duplex units for added indulgence. Expansive windows and skylights flood every room with natural light, enhancing sea views and complementing the soft, neutral palette. Every detail, from long-life fittings to carefully chosen fixtures, delivers lasting quality and understated luxury to your doorstep, this address offers rare access to nature, convenience, and coastal charm.



Natural Sustainable
Living with a Coastal
Heartbeat.

A Community That Welcomes All

Trendy, Family-Friendly, and Relaxed

For Professionals:

Quick commutes, a lively social scene, and high-end coastal living make this a perfect fit for busy professionals seeking balance.

For Families:

The area boasts excellent primary and secondary schools, play areas, and family-friendly events, all within a safe and relaxed neighbourhood.

For Retirees:

Marine View offers tranquil seafront walks, a peaceful community feel, and access to healthcare, leisure, and social clubs.

For Investors:

A prime coastal address in a growing area with wide appeal and strong rental potential.

Atmosphere:

Lytham blends calm coastal living with the energy of festivals, markets, and live music. Whether you seek quiet or vibrancy, you'll find your rhythm here.

Connectivity Without Compromise

EFFORTLESS ACCESS BY ROAD, RAIL, AND BUS

Public Transport:

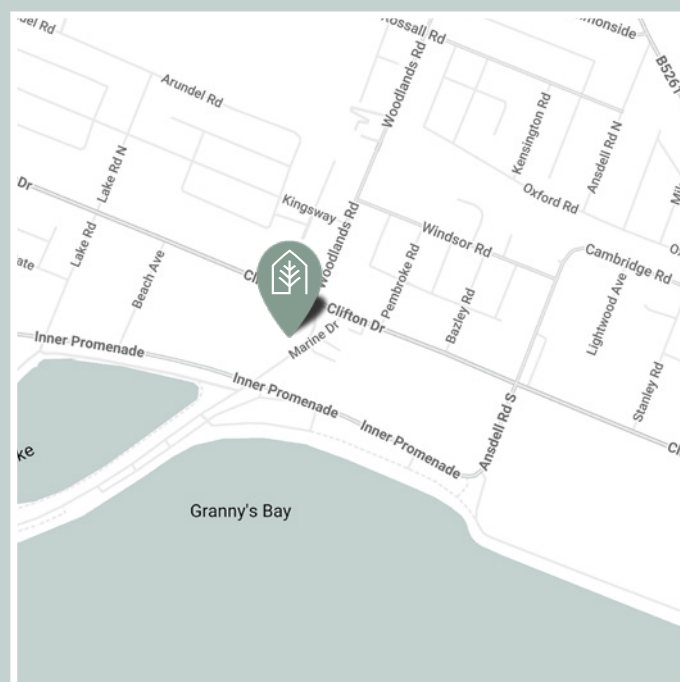
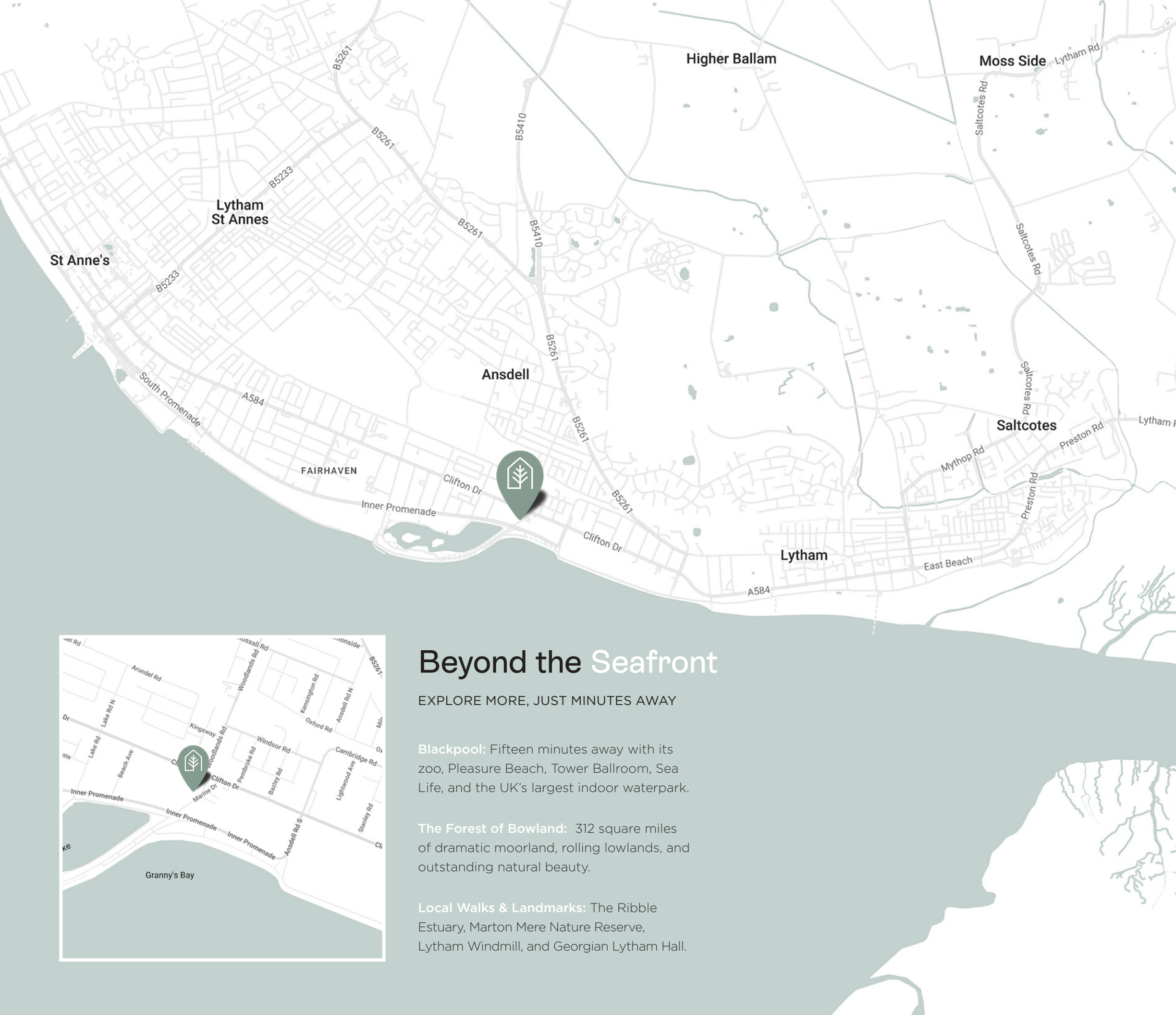
Frequent local bus services connecting St Annes, Lytham, Blackpool, Preston, and surrounding towns.

Rail:

Annes-on-the-Sea station with direct services to Blackpool and Preston, plus onward links to Manchester and the wider North West.

Road Links:

Easy connections via the A584 and M55 to Preston, the M6, and national motorway routes. Ideal for commuters and weekend travel.



Beyond the Seafront

EXPLORE MORE, JUST MINUTES AWAY

Blackpool: Fifteen minutes away with its zoo, Pleasure Beach, Tower Ballroom, Sea Life, and the UK's largest indoor waterpark.

The Forest of Bowland: 312 square miles of dramatic moorland, rolling lowlands, and outstanding natural beauty.

Local Walks & Landmarks: The Ribble Estuary, Marton Mere Nature Reserve, Lytham Windmill, and Georgian Lytham Hall.





Smart Tech Features

SUSTAINABLE COMFORT, POWERED BY INNOVATION

At 2-4 Marine Drive, technology and sustainability go hand in hand. This is not just about smart gadgets, it is a fully integrated energy ecosystem designed to make your lifestyle more efficient, more comfortable, and more cost-effective.

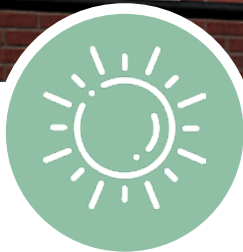


EV Charging with Income Potential

On-site electric vehicle charging stations make it easy to power your EV.

With smart metering and usage-based billing, these chargers offer the potential to generate income, lower service charges, and support a low-emission lifestyle.

- ✓ Optimised for year-round performance
- ✓ Smart charge/discharge: night charging on off-peak rates, daytime release at peak hours
- ✓ Zero resident maintenance



Solar & Battery System

A discreet rooftop array of 30 MCS-certified 440W solar panels generates up to 13.2 kW of electricity daily.

- ✓ Power is stored in a 10 kWh Growatt battery, supplying shared spaces and cutting grid use.
- ✓ Optimised for year-round performance
- ✓ Smart charge/discharge: night charging on off-peak rates, daytime release at peak hours
- ✓ Zero resident maintenance



Heat Recovery Showers & Systems

Each home includes a Zenex heat recovery ventilation system, recycling warmth from heating and hot water to cut energy waste and improve air quality.

It's smart, invisible comfort that reduces utility bills and supports sustainable living.



Smart Passive Windows

Maximising natural light and airflow, our high-spec windows form part of the passive energy strategy.

They reduce the need for artificial lighting and temperature control while enhancing comfort year-round.



AI-Powered Energy Management

All communal areas, from staircases to entryways, are controlled by the Pure Green AI controller:

- ✓ Predicts building usage patterns and weather
- ✓ Optimises solar, battery, and grid energy in real time
- ✓ Fully automated and cloud-connected
- ✓ Runs in the background with zero maintenance burden



Smart Heating in Shared Areas

Wall-mounted Wondrwall heating panels warm shared access zones only when it is most cost-effective:

- ✓ Powered by solar or low-tariff electricity
- ✓ Delivers fast, efficient warmth
- ✓ Avoids unnecessary energy use



Cycle Store & Lift Access

Secure bike storage encourages active transport and cuts carbon emissions. A quiet, modern lift makes accessing all floors seamless, whether you're returning from the promenade or carrying groceries.



Landscaped Communal & Private Gardens

Escape into green spaces designed for both residents and nature. These professionally landscaped gardens support local biodiversity while offering peaceful spaces for relaxation and social connection.



10-Year Structural Warranty

Every home is backed by a comprehensive 10-Year Structural Warranty, giving you peace of mind and long-term confidence in your investment.



Open-Plan Staircase

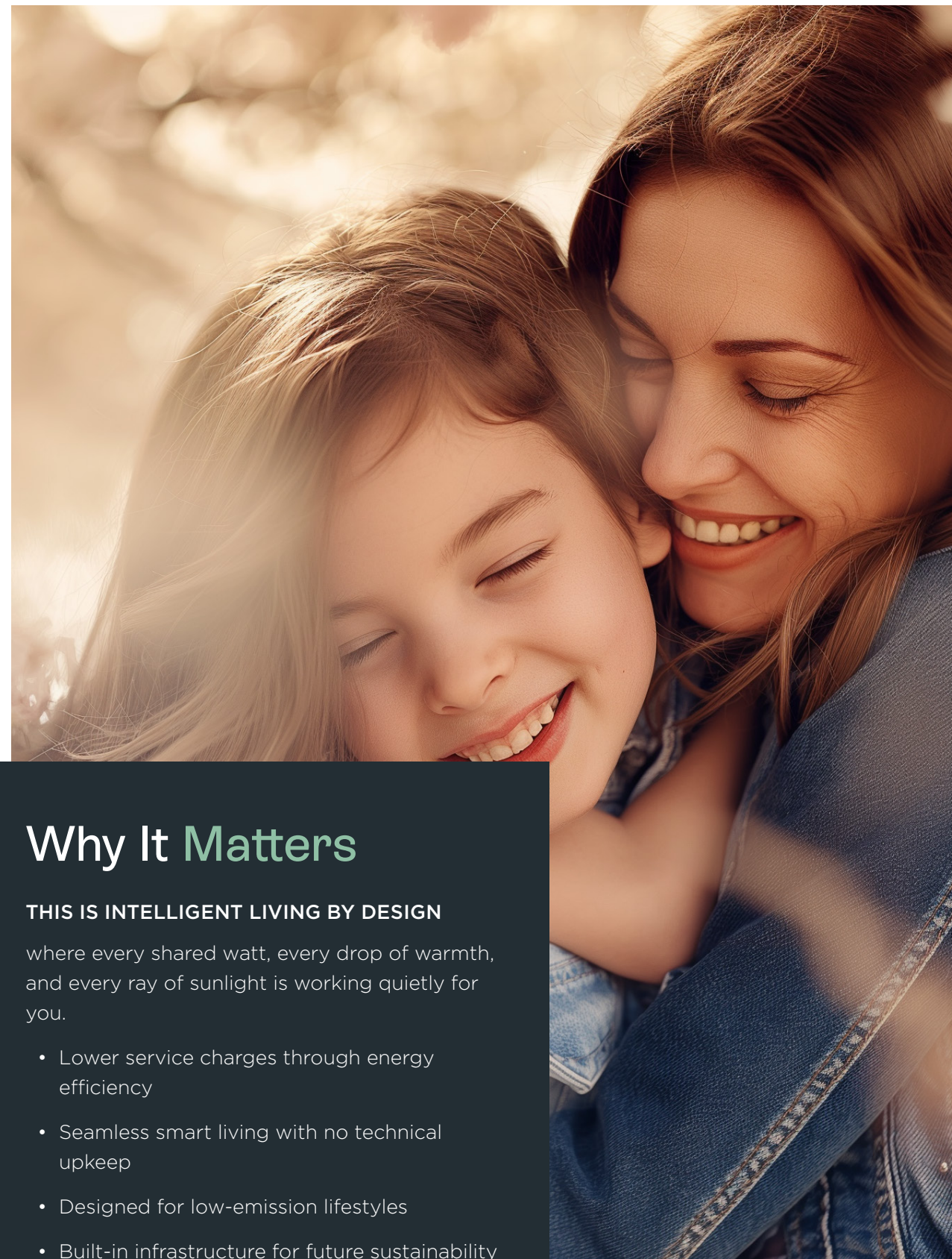
A sculptural, open-plan staircase enhances the sense of space, light, and movement throughout the building, complementing the overall modern architecture.



Terraces & Balconies

Step outside to your private terrace or balcony and soak in panoramic sea views, landscaped gardens, or the peaceful coastal air.

Perfect for morning coffee, sunset drinks, or a quiet moment of reflection. service charges, and support a low-emission lifestyle.



Why It Matters

THIS IS INTELLIGENT LIVING BY DESIGN

where every shared watt, every drop of warmth, and every ray of sunlight is working quietly for you.

- Lower service charges through energy efficiency
- Seamless smart living with no technical upkeep
- Designed for low-emission lifestyles
- Built-in infrastructure for future sustainability

Marine Drive



Clifton Drive

Site Plan

Step back and see the bigger picture.

This carefully considered site plan shows how each home sits within landscaped gardens, pathways, and communal spaces, designed to offer both privacy and a sense of connection. Parking is thoughtfully arranged, green areas provide room to relax, and every detail works together to create a welcoming, modern coastal community.



This site plan is provided for general visualisation and marketing purposes only. It is not to scale and may simplify or omit features. Dimensions, areas, boundaries, setbacks, levels, services, landscaping and parking layouts are indicative only. An AI assisted colouring process has been applied for presentation only. Do not rely on this image for design, construction, valuation, contractual, or permitting purposes. No warranty or representation is made as to accuracy or completeness. All information is subject to change without notice. Interested parties must make their own enquiries and rely on the final council approved architectural, engineering and survey documents.

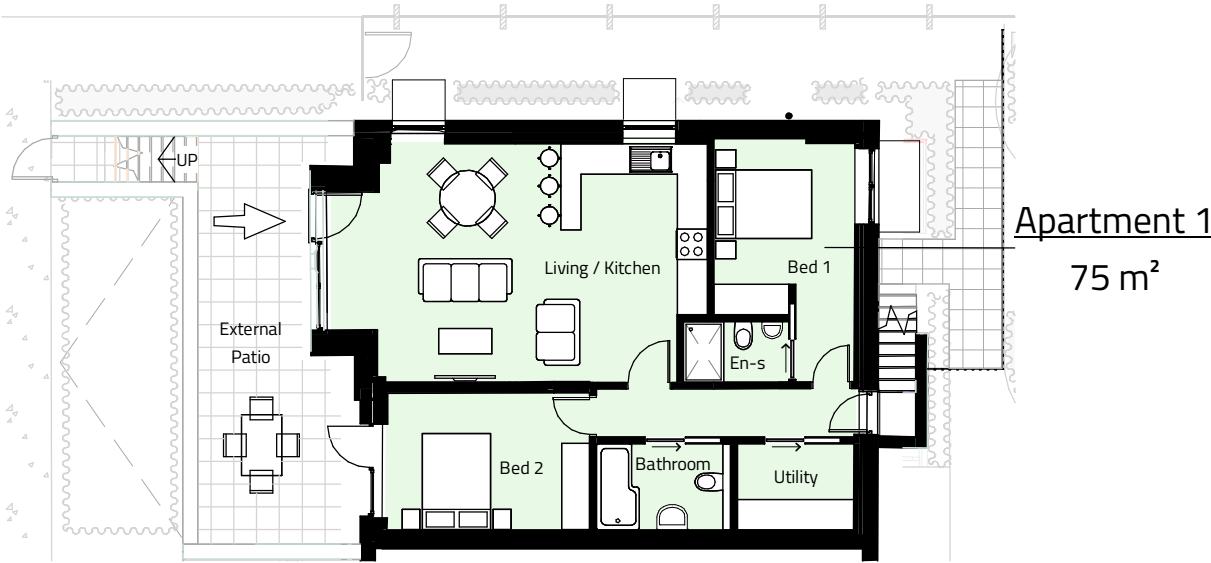
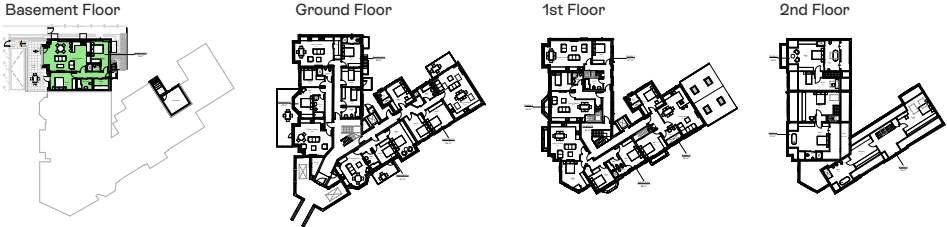


Floorplans

COASTAL LIVING REFINED

Explore the thoughtfully designed floorplans at 2-4 Marine Drive, where every apartment is shaped to elevate your lifestyle. From spacious layouts to clever zoning of living, dining, and relaxation areas, each home maximises sea views, light, and functionality. Whether a one-level apartment or a stunning duplex, experience a perfect balance of architectural elegance and modern coastal comfort, right on the Lytham St Annes seafront.

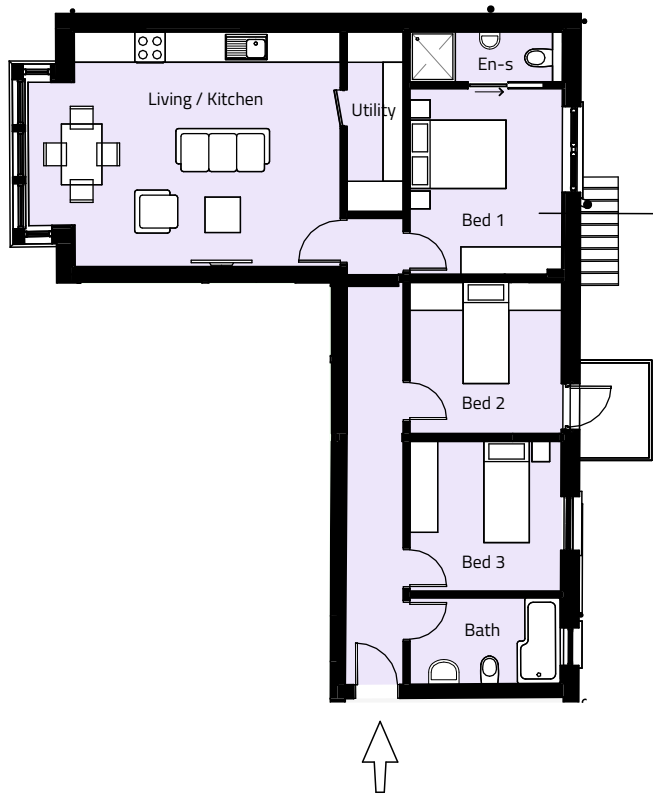
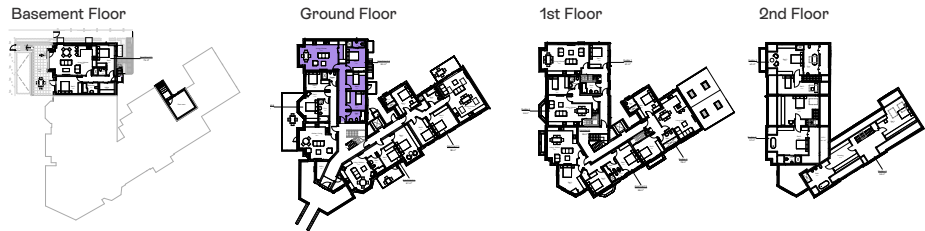
Basement Floor Apartment 1 2 Bedrooms



Living / Kitchen	6.58m x 4.80m	Bathroom	2.65m x 1.80m
Bedroom 1	3.48m x 2.88m	Utility	1.19m x 2.08m
En-suite	1.19m x 2.08m		
Bedroom 2	4.10m x 2.80m	TOTAL AREA	75 m²

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Ground Floor
Apartment 2
3 Bedrooms



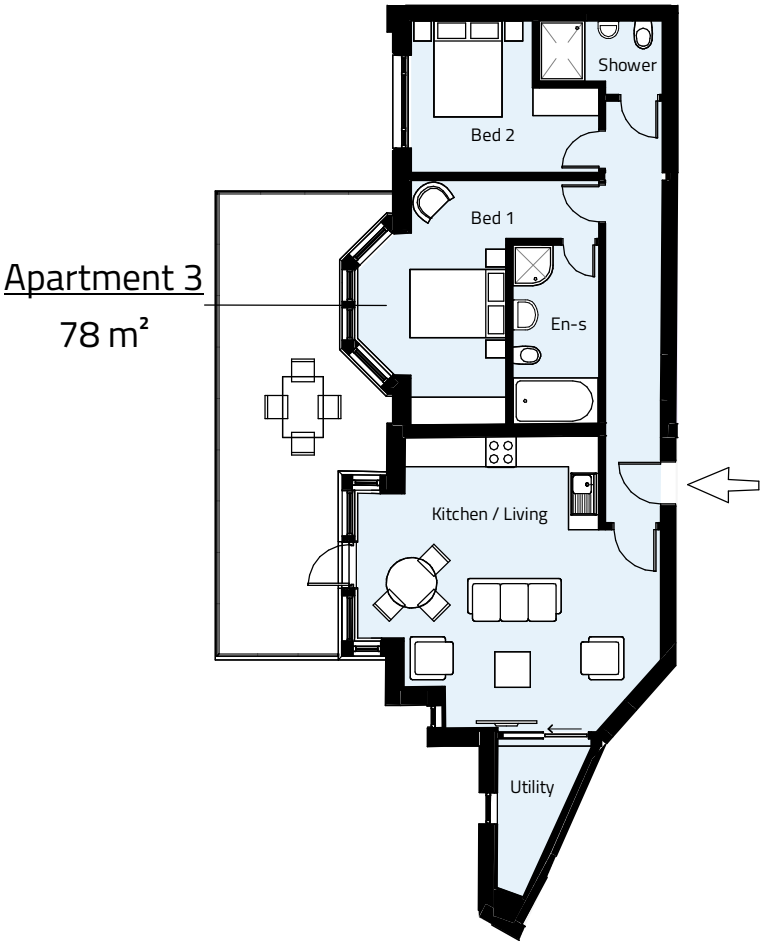
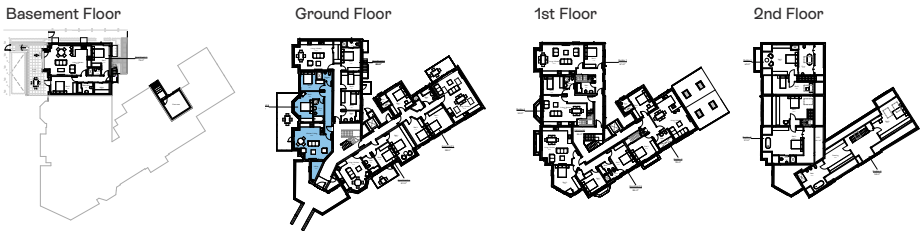
Apartment 2
83 m²



Living / Kitchen	5.24m x 4.64m	Bedroom 3	2.98m x 2.96m
Bedroom 1	3.68m x 3.01m	Bathroom	2.98m x 1.70m
En-suite	0.99m x 3.01m	Utility	1.11m x 3.55m
Bedroom 2	3.0m x 3.0m	TOTAL AREA	83 m ²

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Ground Floor
Apartment 3
2 Bedrooms



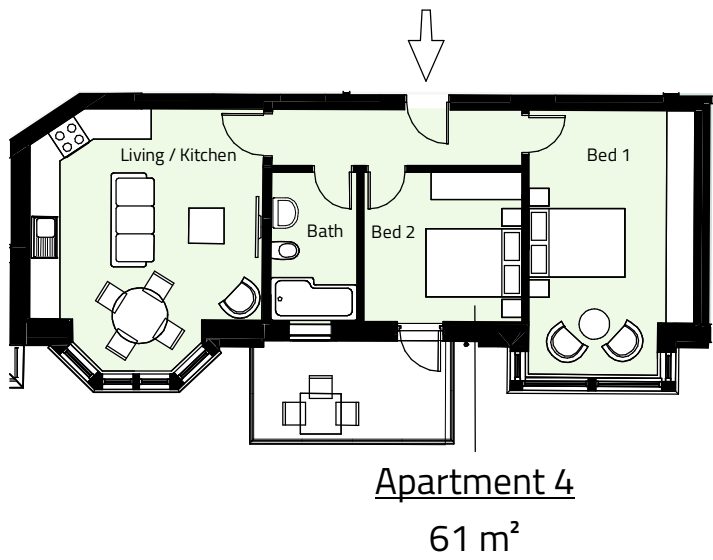
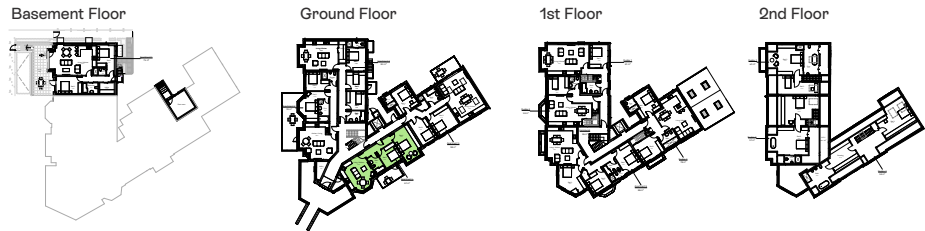
Apartment 3
78 m²



Living / Kitchen	5.73m x 3.82m	Shower	2.43m x 1.19m
Bedroom 1	4.83m x 2.93m	Utility	2.86m x 1.85m
En-suite	1.70m x 3.53m		
Bedroom 2	3.0m x 3.70m	TOTAL AREA	78 m ²

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Ground Floor
Apartment 4
2 Bedrooms



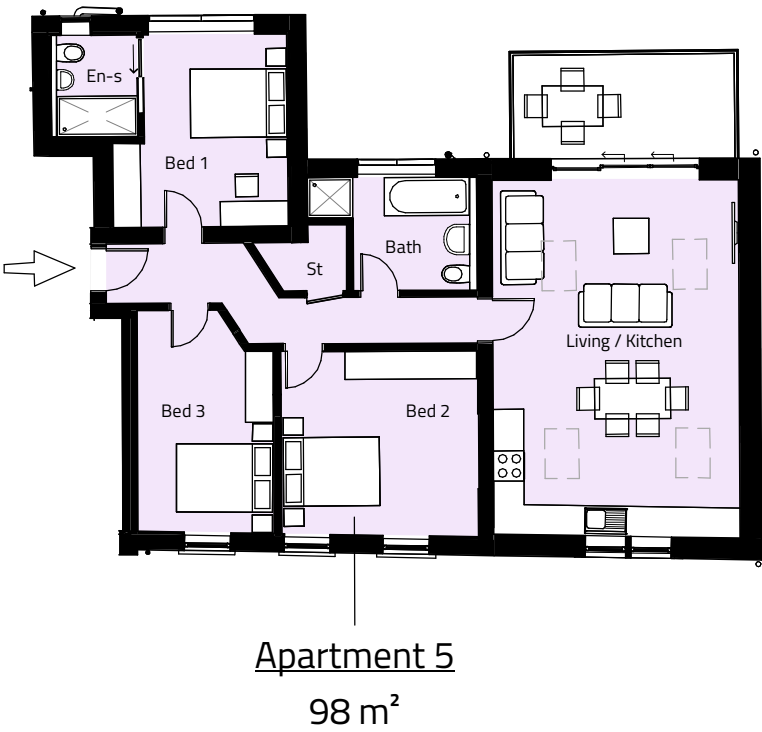
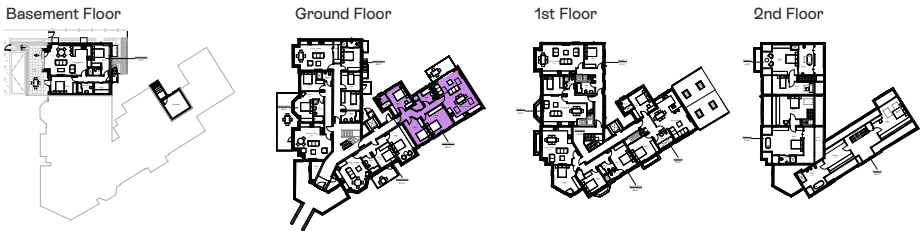
M246

North

Living / Kitchen	4.59m x 3.21m	Bathroom	1.71m x 2.96m
Bedroom 1	4.33m x 3.28m		
Bedroom 2	3.13m x 2.96m	TOTAL AREA	61 m ²

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Ground Floor
Apartment 5
3 Bedrooms



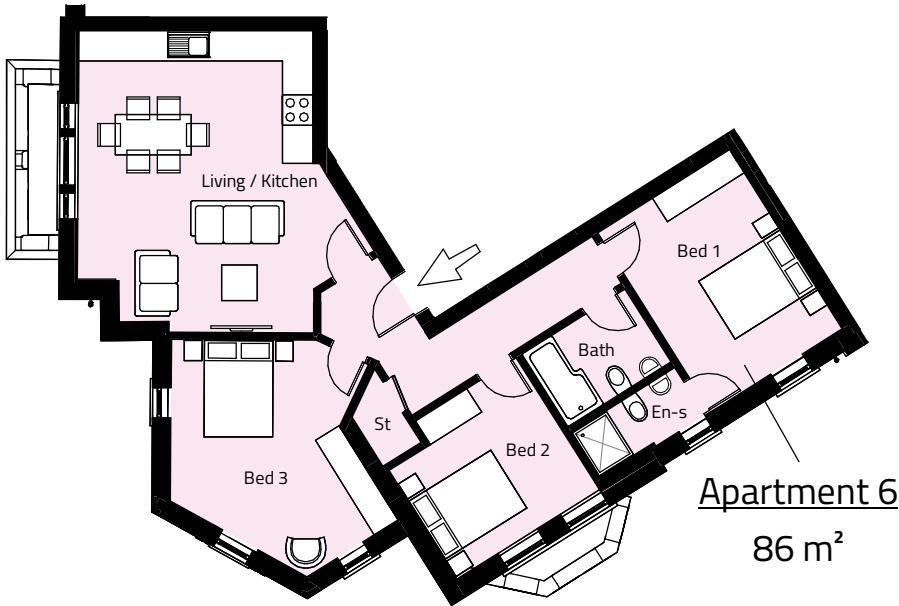
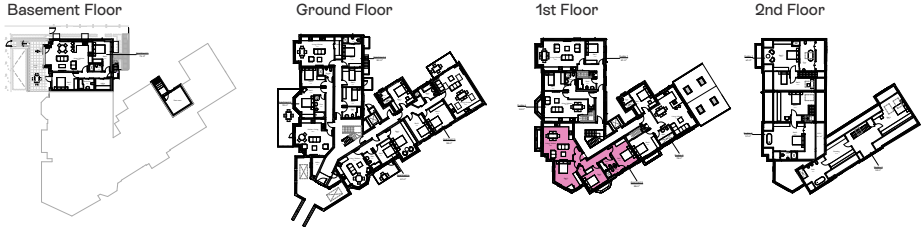
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North

Living / Kitchen	4.87m x 7.08m	Bedroom 3	2.69m x 4.36m
Bedroom 1	3.79m x 3.45m	Bathroom	2.44m x 2.23m
En-suite	2.01m x 1.70m	Storage	1.30m x 1.24m
Bedroom 2	3.88m x 3.67m	TOTAL AREA	98 m ²

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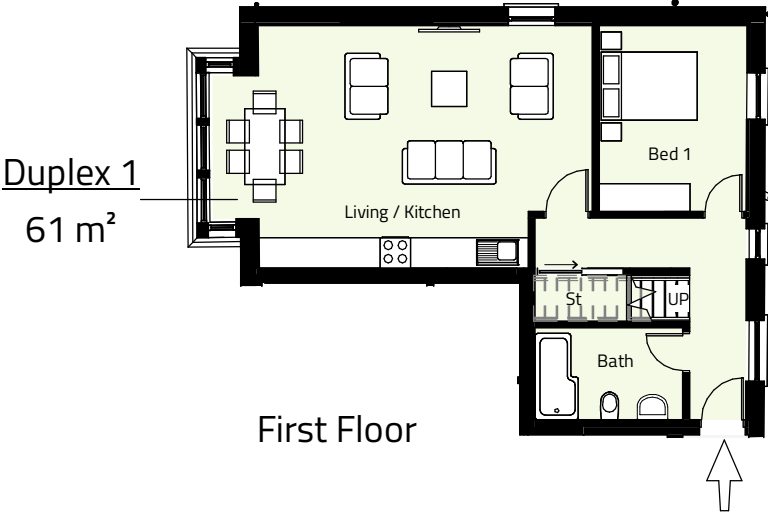
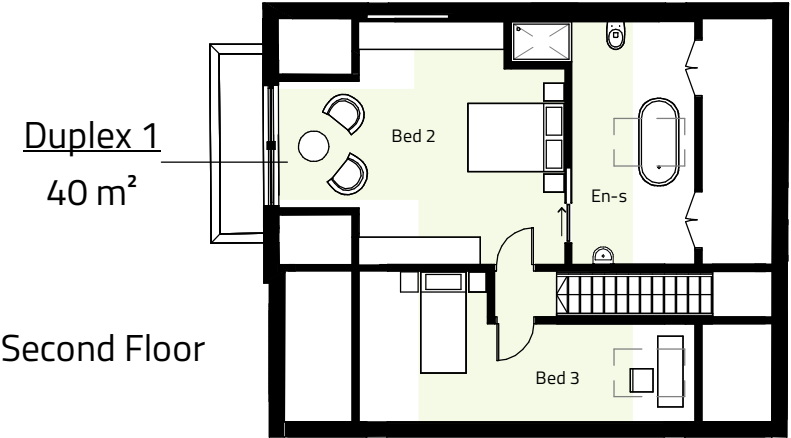
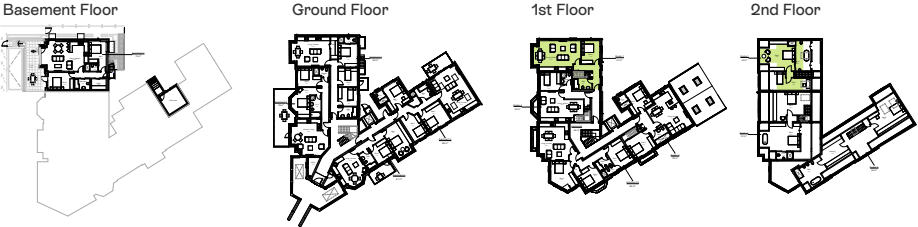
First Floor
Apartment 6
3 Bedrooms



Living / Kitchen	4.64m x 5.96m	Bedroom 3	3.33m x 4.68m
Bedroom 1	3.07m x 4.19m	Bathroom	2.41m x 1.70m
En-suite	2.41m x 1.18m	Storage	0.89m x 1.70m
Bedroom 2	3.32m x 3.08m	TOTAL AREA	98 m²

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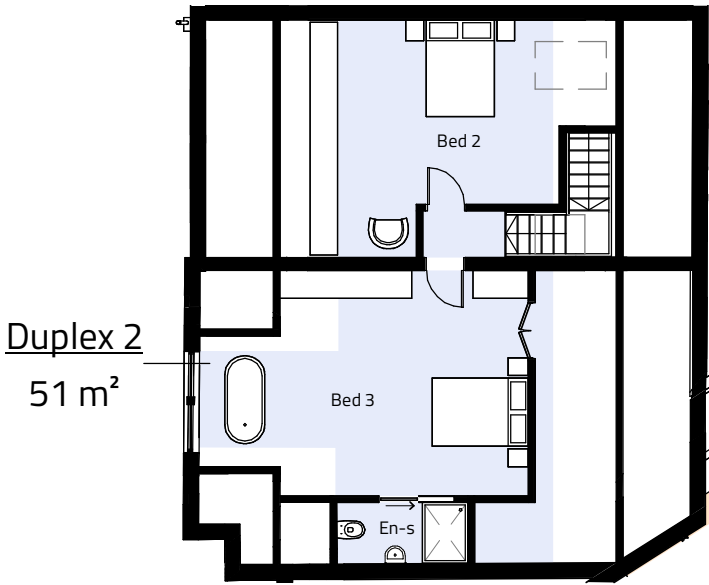
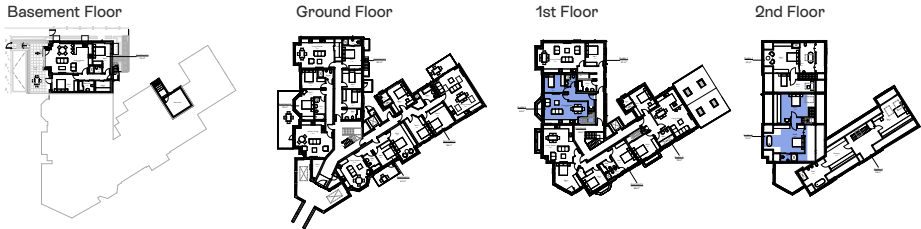
First & Second Floor
Duplex 1
3 Bedrooms



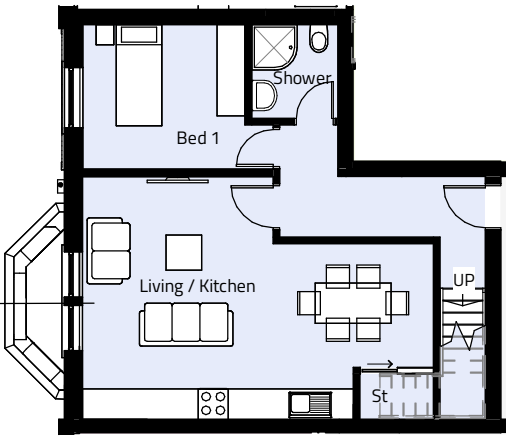
Living / Kitchen	4.79m x 6.60m	Bedroom 3	6.63m x 2.97m
Bedroom 1	2.90m x 3.67m	Bathroom	1.81m x 2.92m
Bedroom 2	4.80m x 5.58m	Storage	0.90m x 1.69m
En-suite	4.79m x 2.43m	TOTAL AREA	101 m²

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First & Second Floor
Duplex 2
3 Bedrooms



Second Floor



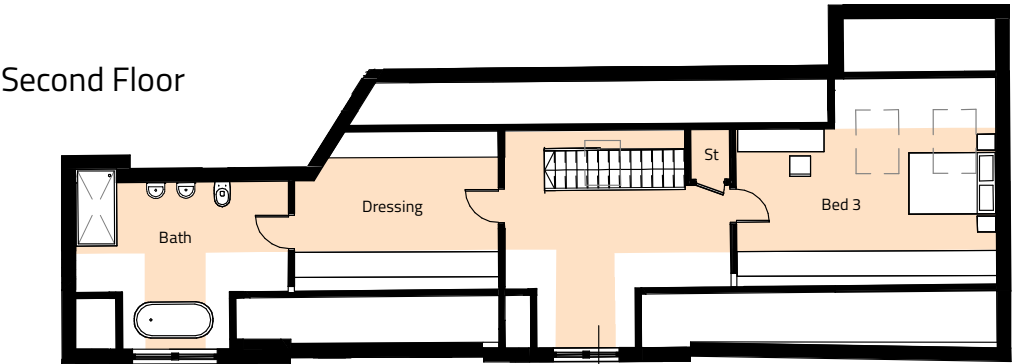
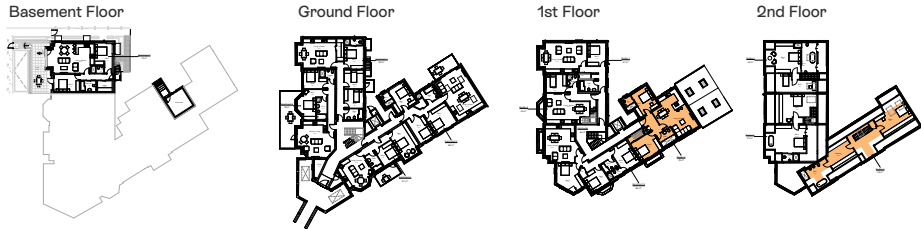
First Floor



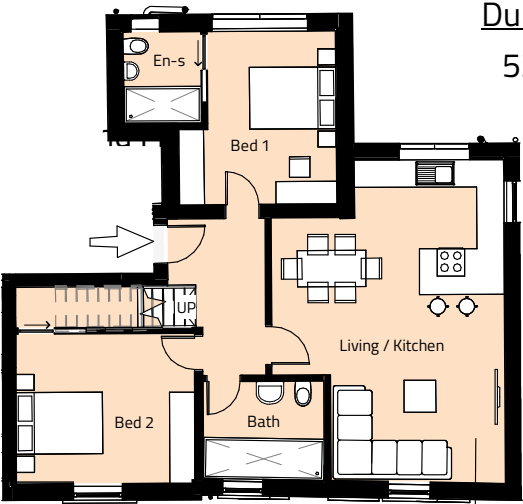
Living / Kitchen	4.79m x 6.90m	Shower	1.70m x 1.85m
Bedroom 1	3.20m x 2.85m	Storage	0.90m x 1.45m
Bedroom 2	6.63m x 4.68m		
Bedroom 3	5.79m x 6.51m		
En-suite	2.60m x 1.21m	TOTAL AREA	104 m ²

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First & Second Floor
Duplex 3
3 Bedrooms



Duplex 3
53 m²



Duplex 3
78 m²

First Floor



Living / Kitchen	7.03m x 5.17m	Bedroom 3	5.70m x 3.44m
Bedroom 1	3.79m x 3.51m	Bathroom	3.69m x 4.66m
En-suite	2.01m x 1.70m	Dressing	3.47m x 4.48m
Bedroom 2	3.93m x 3.28m	Storage	0.90m x 1.09m
Bathroom 1	2.15m x 2.65m	TOTAL AREA	131 m ²

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Schedule of Accommodation

Property	Page	Level	Bed	Bath	Car	Size
Apartment 1	21	Basement	2	1	1	75 m ²
Apartment 2	22	Ground	3	1.5	1	83 m ²
Apartment 3	23	Ground	3	1.5	1	78 m ²
Apartment 4	24	Ground	2	1	1	61 m ²
Apartment 5	25	Ground	3	1.5	1	98 m ²
Apartment 6	26	1st	3	1.5	1	98 m ²
Duplex 1	27	1st/2nd	3	1.5	1	101 m ²
Duplex 2	28	1st/2nd	3	1.5	1	104 m ²
Duplex 3	29	1st/2nd	3	1.5	1	131 m ²



Modern. Luxurious.
Sustainable.



Begin Your Journey at 2-4 Marine Drive

Embarking on the path to your new home at Marine View Lytham marks an exciting new chapter where modern coastal living meets timeless elegance.

Our dedicated team is here to support you through every step of the purchase journey, from your first inquiry to final handover. Whether you're just starting to explore or ready to secure your preferred apartment, we're just a call or click away. With only nine luxury apartments available, now is the time to act. To begin, simply contact our Estate Agent Partners and pay a £1,000 reservation fee to secure your new home. Contact us to view the Schedule of Accommodation (Rev E), request a buyer guide, or confirm availability.

Contact Us Today:

Phone: 01253 742055

Email: info@pure-green.co

Web: marineviewlytham.com



Future-Ready &
Eco-Conscious

Specifications

Included Kitchen Appliances

- AEG Built-In Pyrolytic Oven (BPK748380T)**
- 71L multifunction oven with pyrolytic cleaning and a precision food sensor.
 - Touchscreen control and fast heat-up make gourmet cooking effortless.

- AEG CombiQuick Compact Microwave Oven (KMK768080T)**
- 43L combi oven with grill, fan, and microwave for ultra-fast cooking.
 - Features enamel interior and TFT touch display for convenience and style.

- AEG Induction Hob with PowerBoost (IKB64401FB)**
- 4-zone hob with touch controls, rapid heat-up, and Hob2Hood® tech.
 - Minimalist black glass finish complements premium kitchen designs.

- Elica Telescopic Cooker Hood 60cm Grey (CIAK60GR)**
- Discreet telescopic extractor with LED lighting and 3-speed control.
 - Quiet performance and slim profile for seamless cabinetry integration.

- AEG Integrated Fridge Freezer 70/30 (OSC55181ES)**
- ColdSense tech for optimal freshness and LowFrost for less defrosting.
 - Spacious 271L storage with adjustable shelving and sliding door fitting.

- AEG Fully Integrated Dishwasher with AirDry (FSK32610Z)**
- 13-place dishwasher with auto door opening for natural drying.
 - Quick wash cycle and energy-saving features in a silent operation.

- Reginox 1.5 Bowl Black Granite Sink (Toulon)**
- Stylish undermount sink in durable granite composite with 2 bowls.
 - Black finish offers texture and elegance for contemporary kitchens.

- Reginox Matte Black Mixer Tap (Taravo MB)**
- Swan-neck 360° swivel tap with single-lever control.
 - Matte black finish adds a bold, high-end aesthetic.

- Nobilia Integrated LED Cabinet Lighting (Black)**
- Under-cabinet LED lighting designed to highlight modern worktops.
 - Discreet and efficient, enhancing both function and atmosphere.

Optional Premium Upgrades

- Caple Integrated Wine Cooler – Black Glass (WI3136BG)**
- Stores 19 bottles with LED lighting and UV-protected door.
 - Touch controls and sleek black glass for a luxury finish.

- Quooker Instant Boiling Water Tap**
- Delivers 100°C boiling water instantly with optional chilled/sparkling.
 - Smart, safe, and available in multiple premium finishes.

- AEG Push-to-Open Warming Drawer (KDK911424T)**
- Holds 6 place settings and warms up to 80°C.
 - Ideal for entertaining and slow-cooking in style.

- Elica Nikolatesla Prime F – Induction Hob with Extractor**
- Induction hob with integrated downdraft extractor and bridge zones.
 - A seamless statement of luxury, performance, and design innovation.

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