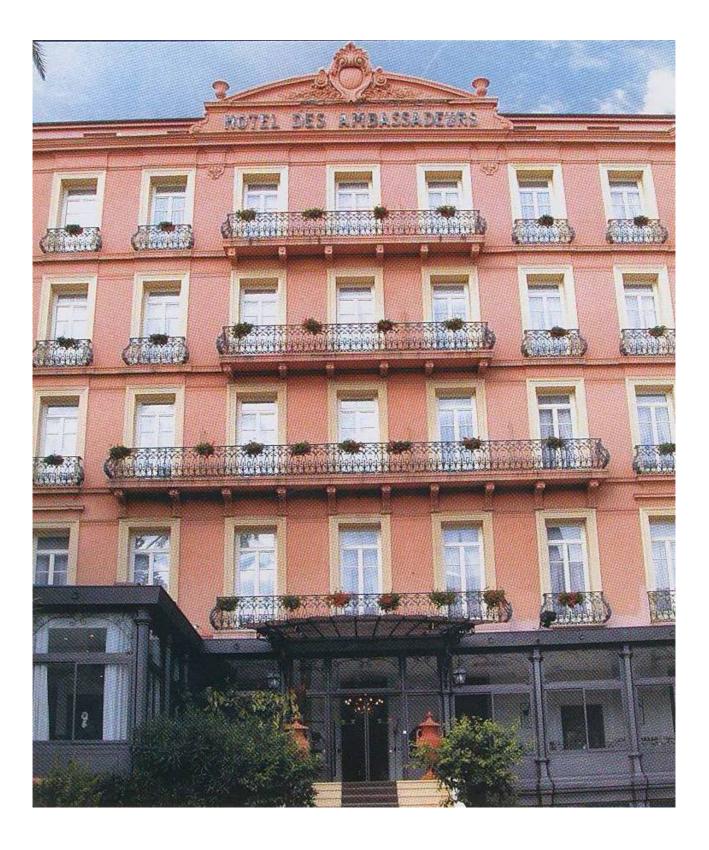
GRAND HOTEL DES AMBASSADEURS

MENTON



Menton is the east board of the world famous "Cote Azur". In the last there centuries "Cote Azur" has been the ideal place for international paintings where the most recent are Picasso and Bacon and artists of any kind. Just less than 20 kilometers far from Menton the Principality of Monaco is famous all over the world. Due to the international success and the narrow space surrounding Monaco the village at west and east of Monaco benefit from the various international events taking Place in Monte Carlo (Principality of Monaco) every year. Menton is located between the rocks of the Monte Carlo rocks and "the Italian Riviera".

Menton has been a French border town with Italy up to few years ago when the European Treaty abolished custom and borders within Europe. For that reason the coast from Menton to Italy remains one of the best within the area with an interesting increasing potentiality for what the tourism is concerned. In addition to that the local French administration has upgraded the old town, the bay and the marina. Now days the Menton marina is a lovely harbor for medium size boats behind the almost completely restored old town.

The great added value for Menton remains , more and more, the close bays of The Principality of Monaco. The Principality's narrow streets are surrounded by the high buildings so that the room for further enhancement is really limited despite the increasing world wide Principality of Monaco success. By chance recently , even due to high cost of the project, the Principality has delayed the new artificial peninsula construction in order to get territories from the sea. Actually the Prince of Monaco has been able to attract a full range of events to enrich the Principaty fame, prestige and presence. Monte Carlo is becoming more valued by an increasing number of international events and therefore visitors. The list is not exhaustive but it give an example : in may the Formula 1 Gran Prix , in April the international tennis Tournament (at the same level of Wimbledon in London or Roland Garros in Paris).

At the same time Principality of Monaco is a business center with a developed financial community and many wealthy individual lives in town because of a zero tax system for resident In such a scenario The Principaty of Monaco has no space to enlarge so that the close village benefit from the Monte Carlo success.

For all these reasons Menton enjoy a special position : the close Principality (15 minutes by car) and a local special climate condition. Actually Menton benefits of a special micro climate since, for example, is famous for its lemon plants. The winter, even on the European costs, is mild and the summer is never too hot.

Due to the fact in Principality of Monaco there is a lack of hotels Menton, as other close village, get a peculiar advantage of it. So far that in many months of the years a good hotel in Menton might have a full occupancy thanks to the most famous Monte Carlo.

The French and the Italians visit the most the town, followed by the English and German. A new phenomenon is enlarging little by little : visitors coming from increasingly greater distances, from North America, Russia, Scandinavia, Southeast Asia... The Japanese, for example, have a weakness for Menton, and for them the 'must' is to come here to celebrate their union: great admirers of Jean Cocteau, they love to confirm their union in the Salle des Mariages (Wedding Hall) of the Town Hall decorated by the artist.

The town has 35 hotels (12 3 stars, 11 2 stars) offering a total of 1137 rooms, 1 camping sites (Saint Michel** 131 places), 3 apartment hotels, 4 residences of seasonal accommodation, holiday houses and a syndicate of furniture lenders, 1 youth hostel and guest rooms.

The Grand Hotel des Ambassadors is the unique 4 stars hotels in Menton

LINKS

By Plane : Nice Côte d'Azur Airport / 30 min from Menton by highway By Helicopter: Nice Airport / Monaco Heliport, Shuttle for Menton By Bus: All the days of the year, Shuttle Nice Airport / Menton By Train: Connections with all France and the large towns of Europe. Menton station, downtown area, to 5 min of the hotel By the road: the French Riviera is attached to Europe by an excellent road and motorways network

TRAIN :

From Milan 4 hours and 30 minutes, a train each two hours;

From Paris 6 hours and 5 trains per day;

PLANE

Paris - Nice 1 hour e 20 minutes ;

Milan – Nice 2 hours e 30 minutes;

Nice Côte d'Azur Airport far about 30 km from Mentone, 30 minutes by Taxi, Buses every day.

Mentone distances :

- Montecarlo 6 km ;
- Cannes 60 km;
- Saint-Tropez 140 km;

Mentone economy rely almost only on tourism so that it is easy to find professional personnel for the hotel.

Grand Hotel des Ambassadors offers 32 unique suites , air-conditioned guestrooms decorated in belle-époque style and located on five floors with the design of each floor reflecting a different art form - music, literature, paintings and cinema. Guestrooms reflect the life and work of different artists or films and are uniquely decorated with antique furnishings, objects from film sets and works of art. All have wooden floors and extend to balconies with views over the city.

Being a four stars hotels each room has top quality services such as bathrooms fully equipped , internet , television and centralized climate .

The Hotel has received all the local authority approvals in 2005 so that all the equipment respect the laws in French.

BAR and RESTAURANT

The hotel has a dining room with two wide internal rooms and a terrace for about 120 seats. The kitchen is wide, functional and ideal for ceremony and banqueting. The restaurants has an independent entrance from the road and a proper name "The Louvre ". The furniture are of a good standing.

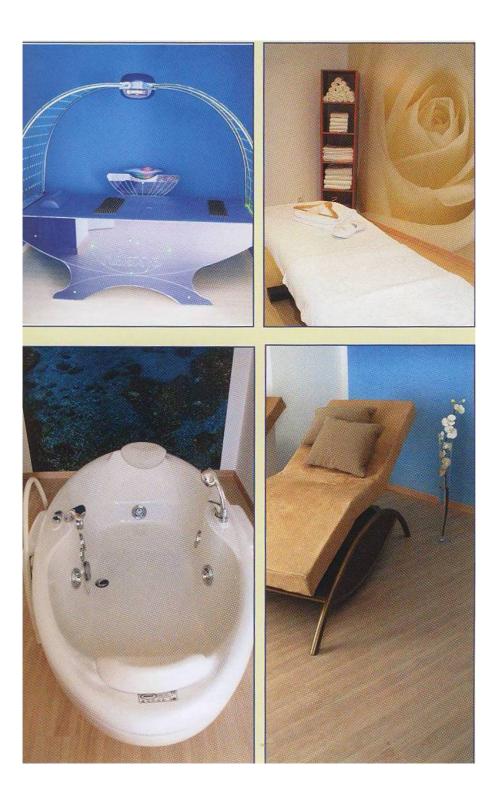


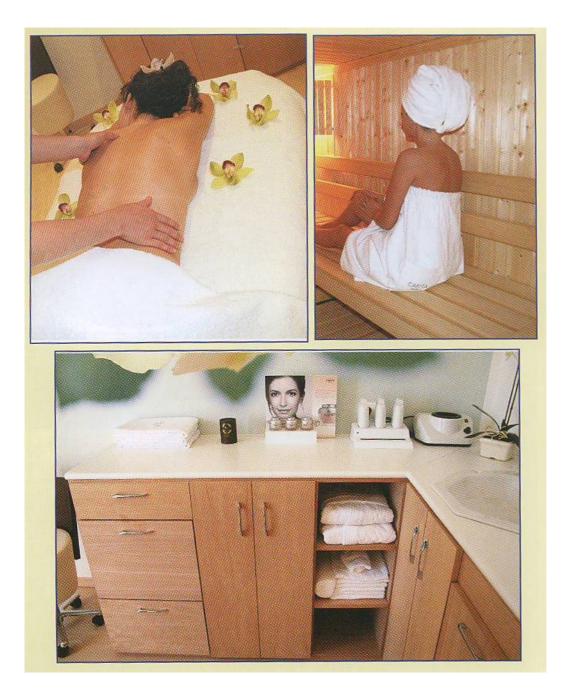
The terraces (restaurant, suite and balconies) are equal to 148 sq m;

Small garden of 65 sq m.

<u>SPA</u>

SPA (health day clinic) is located at the most panoramic view at the upper floor (fifth floor) and equipped for a wide range of treatment:





• GARDEN FLOOR :

- Wide cellar, kitchen, personnel rooms, deposits, hall, meeting room of about 130 sq m., bathrooms total space of 512 sq mt.:

• UPPER GROUND FLOOR :

- hall, bureau, restaurant, meeting room, bar, service, bathrooms guests for a total of 834 sq m;

• HALF FLOOR

- business center, meeting room, 172 sq m;

• FIRST FLOOR

- Seven suites (one of 120 sq m) for a total of 380 sq m;

• SECOND FLOOR

- Eight suites 380 sq m;

• THIRD FLOOR

- Eight suites 380 sq m;

• FOURTH FLOOR

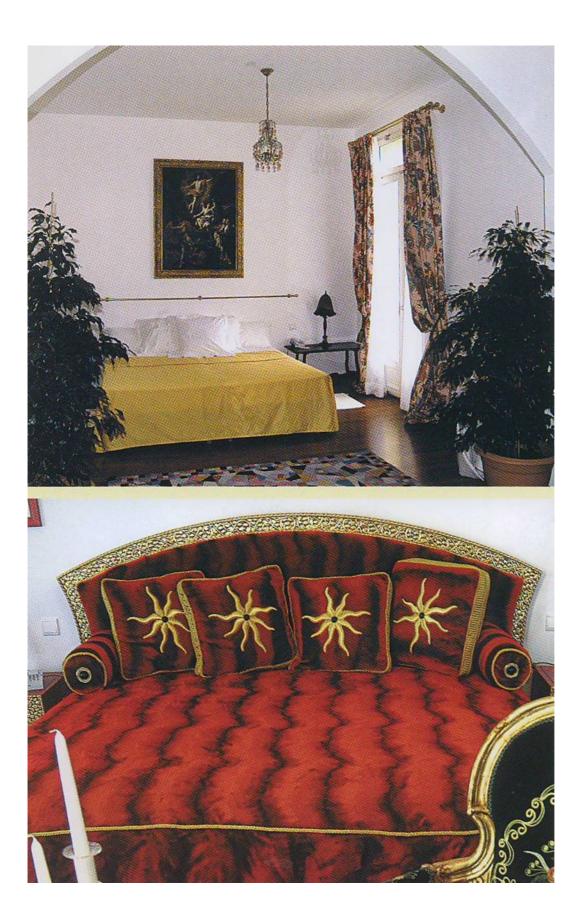
- Nine rooms and suites, 380 sq m;

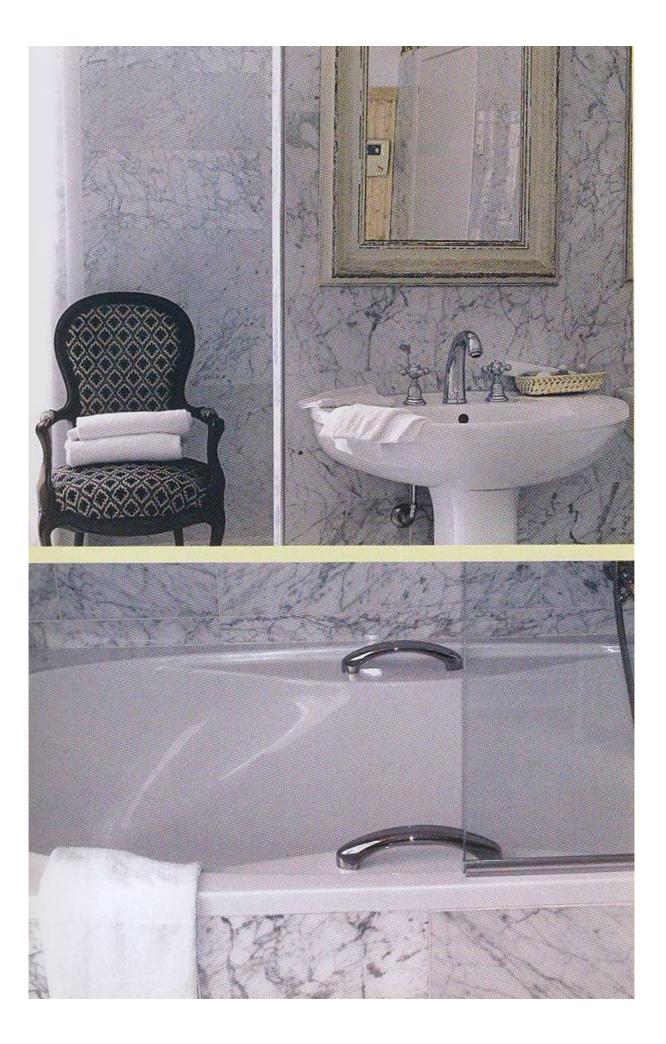
• FIFTH FLOOR :

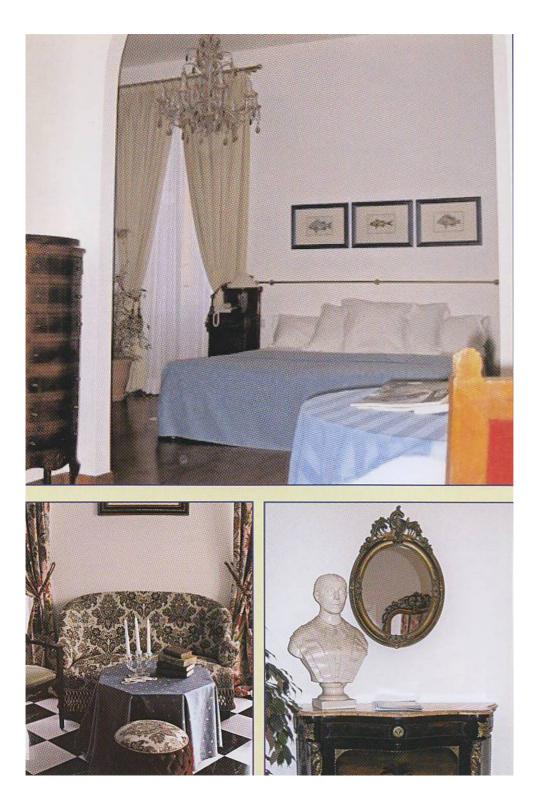
- DAY Health Clinic (SPA) 336 sq m;

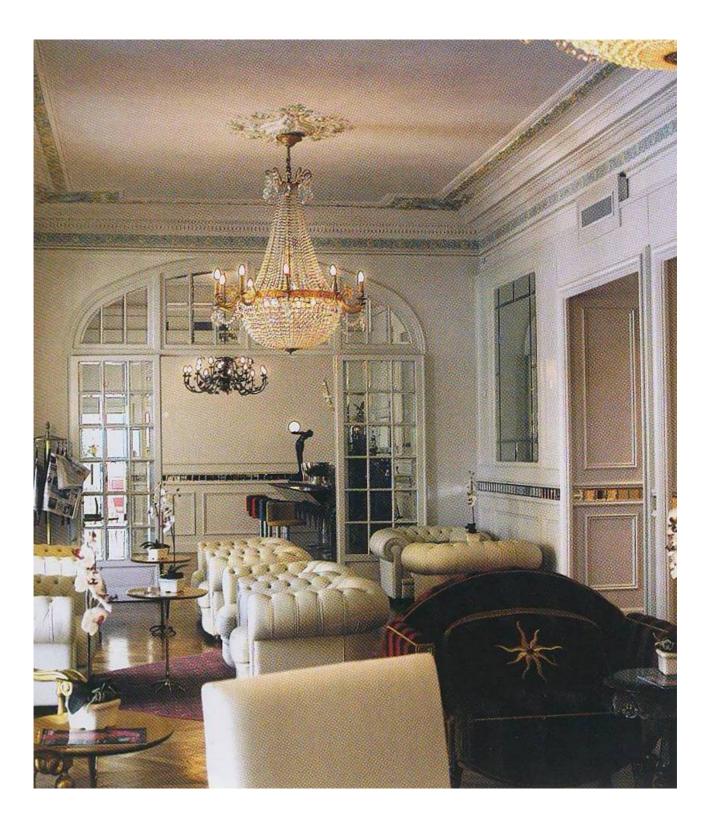
ROOMS AND SUITES

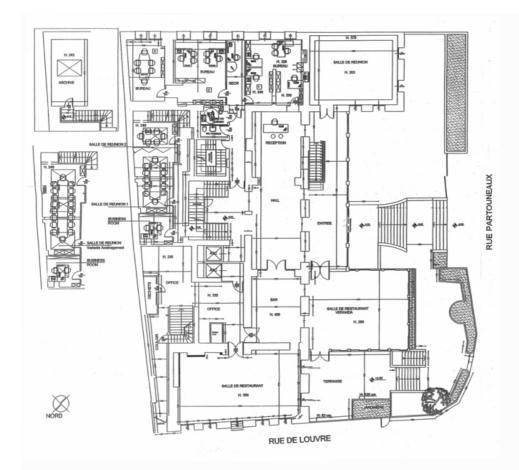




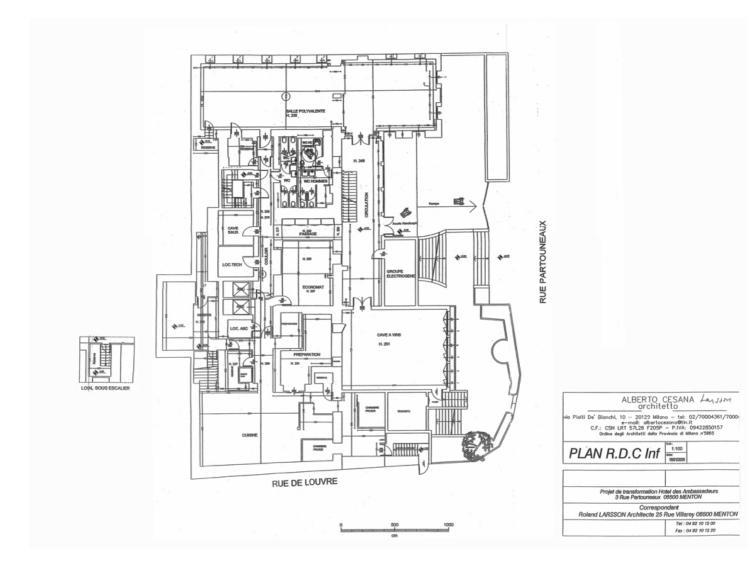


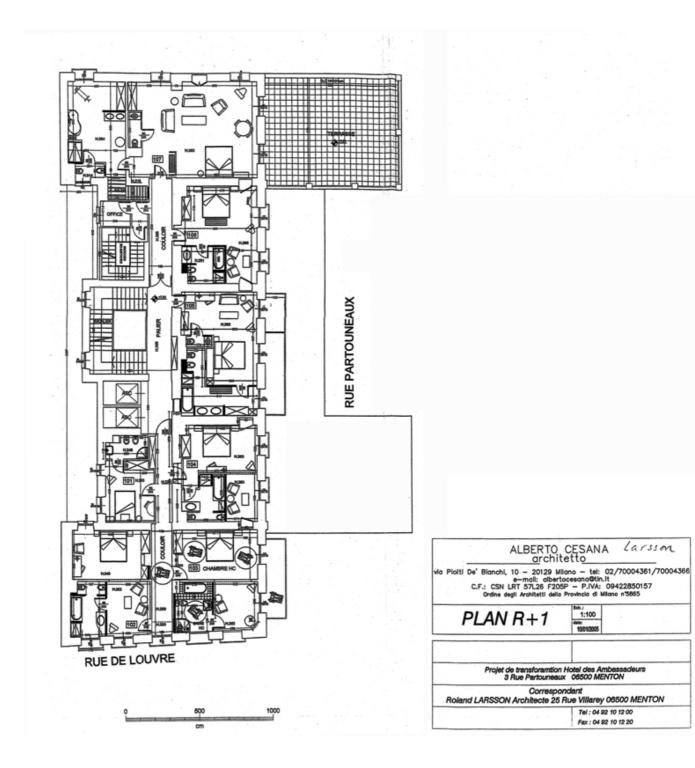


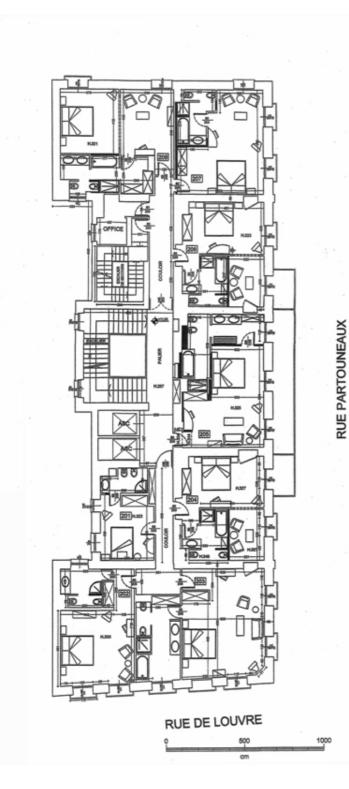




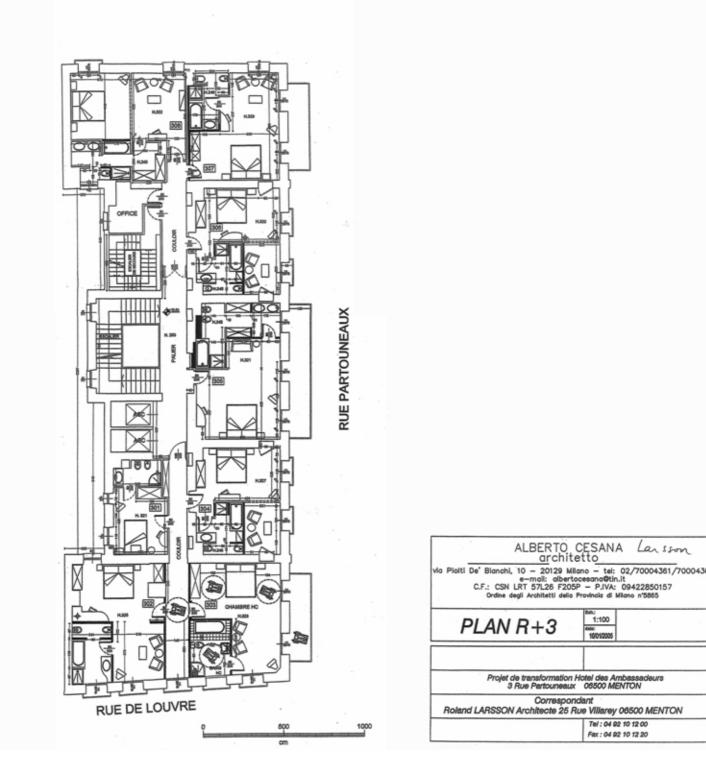
| ALBER | TO CESANA chitetto |
|-------------------------------------|---|
| e-mail: c C.F.: CSN LRT 57L26 | 9 Milano – tel: 02/70004361/70004366 Ibertocesono@tin.it F205P – P.IVA: 09422850157 della Provincia di Milano n'3865 |
| PLAN R.D.O | C (64): 1:100 (46): 100/0005 |
| Projet de transform 3 Rue Partos | ation Hotel des Ambassadeurs Ineaux 06500 MENTON |
| Come | spondant |
| Roland LARSSON Architecte | 25 Rue Villarey 06500 MENTON |

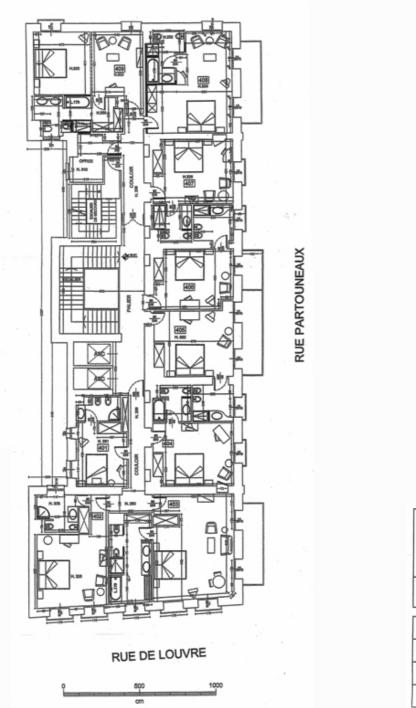












| ALBERTO archit | CESANA Larsson |
|--|--|
| vla Piolti De' Blanchi, 10 – 20129 M e-mali: albert C.F.: CSN LRT 57L26 F20 Ordine degli Architetti della | ocesana@tin.it 5P - P.IVA: 09422850157 |
| PLAN R+4 | Buh.: 1:100 date: 100/12005 |
| | |
| Projet de transformation 3 Rue Partouneau | Hotel des Ambessadeurs 08500 MENTON |
| Correspor Roland LARSSON Architecte 25 F | |
| | Tel : 04 92 10 12 00 Fex : 04 92 10 12 20 |



GRAND HOTEL DES AMBASSADEURS

3, rue Partouneaux 06500 Menton TEL. +33 (0)4 93 28 75 75 FAX +33 (0)4 93 35 62 32 E-mail: resa@ambassadeurs-menton.com Internet: www.ambassadeurs-menton.com