



MANAGEMENT DE PROJET



MONACO - RÉGION P.A.C.A - PARIS ET SA RÉGION - NOUVELLE AQUITAINE



Résidences



Appartements



Hôtels



Boutiques & Restaurants



Aménagements d'espaces



Private residences

Flats

Hotels

Shops and Restaurants

Workspaces

Dear Sir/Madam,

Operating in the Principality of Monaco, the PACA region, Paris, and Toulouse, in project management and construction economics, primarily focused on interior architecture with particular attention to detail, we are pleased to provide below a brief overview of the services we are able to offer.



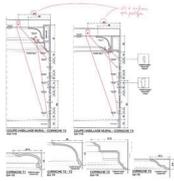
BUDGET EVALUATIONS for projects:

- drafting of a rapid budget evaluation, based on ratios by type of rooms, with project-specific adjustments,
- for example, for an exceptional villa in Saint-Jean-Cap-Ferrat, in collaboration with [ATIQU ARQUITECTURA](#) (Madrid),
- the completion of an apartment project in Paris, in assistance to [Jean-Charles TOMAS](#).



PROJECT ESTIMATION:

- based on DPCF and unit prices drawn from our constantly updated internal database:
- for example, for [Elliott BARNES](#), for the 5-star Hôtel de Montesquieu in Paris' 8th arrondissement,
- an apartment on Île Saint-Louis designed by [HANNES PEERS](#),
- or the Terrass Hotel in Paris designed by [Jordane ARRIVETZ](#).



PROJECT DEVELOPMENT ASSISTANCE: This assistance mission aims to provide a graphic dossier to the consulted contractors, detailing through drawings all technical and aesthetic aspects required for the cost estimation of all services necessary for the successful completion of the project.

- an estate in St. Tropez – for [Brian J. McCARTHY](#),
- a 5-star hotel, assistance to [Hugo TORO](#) agency,
- a high-end villa in Greece, in partnership with [Peter MARINO](#).



DETAILED CCTP DRAFTING for these operations:

- for [DESJEUX DELAYE](#), for the restaurant in Hôtel de la Marine, Place de la Concorde, Paris 1st,
- a high-end apartment on Avenue Foch by [Aurélien LESPINAS](#),
- or an apartment in Paris' 7th arrondissement for [MANN & COATANEA](#).



METICULOUS EXECUTION MONITORING:

- as part of an OPC mission at the [COMÉDIE FRANÇAISE](#),
- the 5-star Le Saint Paul Hotel in Saint-Paul-de-Vence,
- [L'ATELIER COS](#) – Terrass Hotel in Paris (ongoing),
- or an apartment by [Jean-Charles TOMAS](#) in Paris' 7th arrondissement and Saint-Jean-Cap-Ferrat.

With extensive experience gained alongside demanding clients and designers committed to the details of their projects, we are well equipped to deliver high-quality work for the missions entrusted to us, while adhering to three key commitments:

QUALITY EXECUTION COST CONTROL ON-TIME DELIVERY

To potentially assist you, we invite you to review our attached NEWSLETTER and references, which highlight the latest updates from our agency, as well as our website: www.quatorze.mc
The teams at [QUATORZE.MC](#) & [SEPT](#) (our partner) will be happy to respond to all your requests with the utmost care and attention.

Thomas Battini
Founder and Managing





Private residences

Flats

Hotels

Shops and Restaurants

Workspaces



Creation Date: Janvier 2009

Le Margaret - 27, Bld d'Italie MC, 98 000 Monaco
+377 98 800 414 - contact@quatorze.mc
www.quatorze.mc



Creation Date: Octobre 2013

10 rue Saint Florentin, 75001 Paris
+33(0)9 83 49 28 48 - contact@sept.mc
www.sept.mc

TEAM ORGANIZATION CHART

DIRECTION

Thomas BATTINI
Founder & CEO



Vincent BASTIDE

Interior Architect / CAMONDO
Project Director

Élodie NICOLAS

Administrative Manager &
Management Assistant

Benjamin FREITAS

Economist Engineer at ECOTEC
Studies and Projects

Mohamed BOULARES

Ingénieur économiste ECOTEC
Project Manager

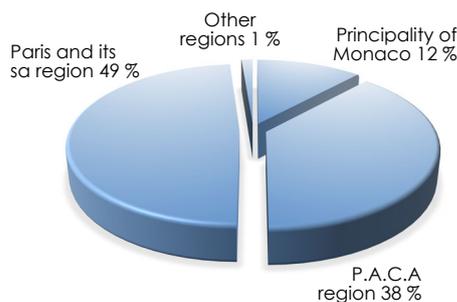
Igor FATTON

Ingénieur économiste ECOTEC
Head of Studies

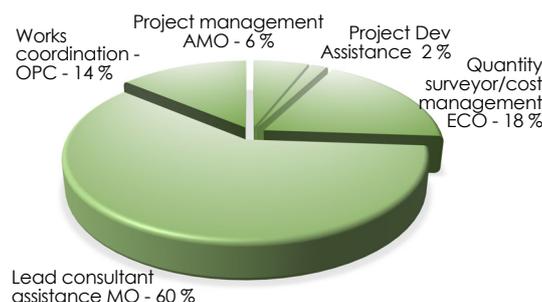
AREA OF EXPERTISE

Over the Last 5 Years 2021 -2025

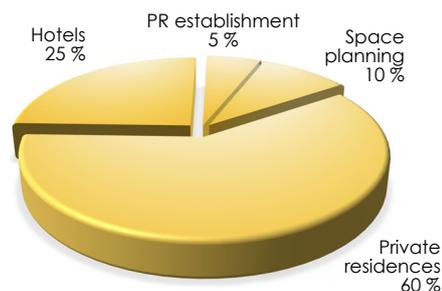
PROJECT LOCATION



TYPE OF MISSIONS



TYPE OF PROJECTS



HISTORIC PARTNERS

Programmers, Designers, Estimators and Site Manager

CA DES 5 DERNIÈRES ANNÉES

Years	Amount of Revenue in € - Excluding Tax
2025	920 000 €
2024	860 000 €
2023	820 000 €
2022	950 000 €
2021	870 000 €



PROJECT DEVELOPMENT ASSISTANCE

The purpose of this mission, "Assistance to project owners, contractors, architects, interior architects and/or decorators, designers", is to provide a graphic file to the consulted companies, specifying by drawing all the technical and aesthetic points for the costing of all the services necessary for the perfect completion of the project.

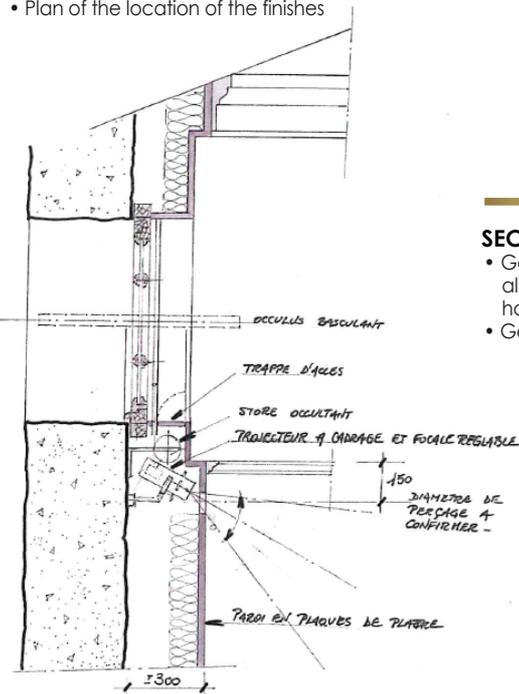
This mission must be based on the following essential elements

- A functional Program to be submitted by the project owner or a professional programmer
- A Concept drawn up by the designer and submitted in the form of drawings (3D, sketches, plans, elevations, etc.) as well as texts, videos and photo books, all of which are as explanatory as possible.

Before anything else, a preliminary meeting with the people involved in the project and a possible visit to the premises concerned (where they exist) are essential. This should enable the scope of the project, its complexity and its context to be assessed. Thanks to this, the needs of the team(s) in place will be identified and the mission defined. For this mission, we will produce the following documents (non-exhaustive list to be detailed for each operation):

GENERAL PLANS:

- Layout plans (to be provided by the designers)
- Layout plans - type of partitions and/or linings and location by type + specific and typological details
- False ceiling plans - type of grooves and location + details of cornices and location + curtain boxes and location + any other specific details for the treatment of hoppers, illuminated ceilings, skylights, etc....
- Architectural and decorative lighting layout plan either based on a lighting project or the designer's choices.
- Air-conditioning principle plans with identification of the types of air distribution and recovery. With all the necessary cross-sections for identification.
- Floor layout plans - identification of floor types and location + details of junctions, hatches, etc. and layout of expansion and separation joints.
- Plans of the staircases in sections and elevations with all necessary details, layout, stringers, handrails, etc....
- Layout of furniture and decorative accessories (FF&E).
- Plan of the location of the finishes



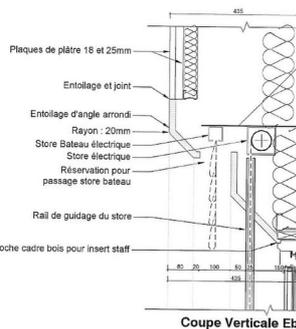
DETAILS:

Plan, section and elevation views of all characteristic details of the project:

- Principle details of the exterior joinery.
- Principle details of the particular waterproofing points
- Drawing of doors listed by type with acoustic and security quality, as well as all hardware.
- Connections between materials on the floor and treatment of expansion joints or splits.
- The different types of coves and cornices, luminous or not.
- Types of wood or staff mouldings.
- Details of the principle of fitting out specific structures such as:
 - Chimneys
 - Defensive grids
 - Wickets and fences
 - Railings
 - Shower cubicles
 - Sauna
 - Hammam
 - Swimming pool
 - Jacuzzi
 - Etc....
- Cupboards and all other furnishings such as:
 - Dressing room
 - Kitchens and pantries
 - Vanity units
 - Buffets and dressers
 - Display cabinets

SECTIONS:

- General cuttings on the building if necessary, allowing to locate the plumb lines and horizontal alignments
- General cuts on the singular points

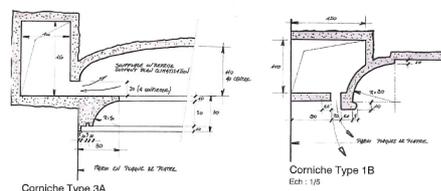


SPECIFIC DOCUMENTS:

- Door nomenclature
- Hardware booklet
- Lighting fixtures booklet
- Finishing booklet
- Directory of materials and finishes
- List of electrical equipment
- List of sanitary appliances and accessories
- List of household appliances

The specific technical services (structure, fluids, currents, acoustics, safety, etc.) will be the subject of files produced by the various specialists required.

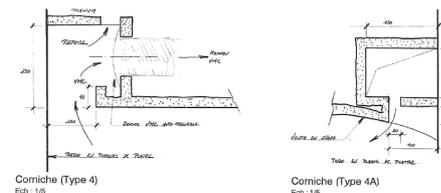
The file in question here will be the architectural synthesis and is essential for any QS - Cost Management mission.



ELEVATIONS:

Wall by wall elevations for each room for:

- Layout of wall coverings, mouldings, cornices, panelling, skirting boards, embrasures, etc.
- Layout of wall lights and other architectural and decorative lighting.
- Layout of electrical fittings and equipment,
- Location of finishes in elevation.





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THE AGENCY

OUR COMMITMENTS

MONACO - P.A.C.A REGION - PARIS AND ITS REGION - NOUVELLE-AQUITAINE

Thanks to our acquired experience, we are able to successfully carry out the missions entrusted to us for quality works, while respecting three commitments:

- 1 - QUALITY OF EXECUTION
- 2 - COST CONTROL
- 3 - RESPECT OF DEADLINES

We maintain as our objective to be our client's partner, and, with a maximum level of responsiveness, we endeavour to provide them with optimised solutions throughout the different stages of the project. To date, our studies have led us, in addition to those carried out within the Principality of Monaco and the PACA region, to Paris and the Ile-de-France region, as well as to Strasbourg, Lyon, Courchevel, Benin and Morocco.

AMO PROJECT MANAGEMENT

"Let's envisage the impossible to achieve the improbable"

The mission of the project management is to help the Client to define the program and directions of his project. It is above all a role of advice and proposal, facilitating coordination, with the Client remaining the decision-maker. In the context of private operations, we put together, in conjunction with Client, the project management team corresponding to the needs of the project.

PROJECT DEV AST PROJECT DEVELOPMENT ASSISTANCE

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ECO QUANTITY SURVEYOR / COST MANAGEMENT

"What is designed is quantifiable and therefore estimable"

For us, cost management consists of estimating the project at each of its phases (Sketch, Preliminary Design Report, Detailed Project Report and Tender documents). Our extensive database enables us to respond very quickly from the Sketch phase to enable the Client to set a budget. We also draw up all the specifications and quantity surveys for the operation.



MOEX LEAD CONSULTANT

"The culture of attention and detail"

the lead consultant is the interface between the companies and the Client. It enables them to respond to the technical program set by the Client, to control the proper execution of the works and, if necessary, to find solutions to meet the budget and deadlines.

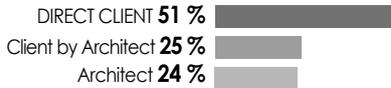
OPC WORKS COORDINATION

"Alone we go fast, together we go further"

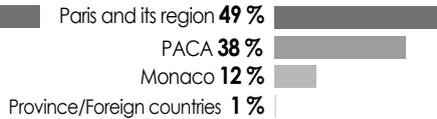
Works coordination is a mission that analyses, organizes and optimizes a site project by coordinating different interventions of various participants. This guarantees the Client the best possible organization.

OUR STATISTICS 2021 / 2025

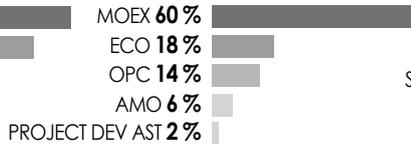
PRINCIPALS



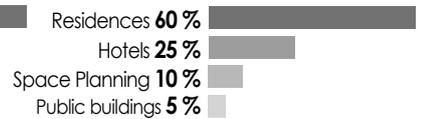
LOCATIONS



TYPES OF ASSIGNMENTS



TYPES OF PROJECTS



A TEAM



Thomas BATTINI - Founder Director: After 8 years in a general contracting firm and 13 years within a project management (MOEX) firm in the Paris region, he created and opened 14.MC in the Principality of Monaco. His network of designers enables a rapid start of activity in Monaco, the PACA region and the Paris region.



Élodie NICOLAS - Administrative Manager & Executive Assistant: She joined the 14.MC team at the end of 2024 after an accounting and administrative career in companies and architectural firms.



Vincent BASTIDE - Interior Architect - CAMONDO - Head of Projects: Interior architect, he joined the 14.MC team, which he knows well and with whom he worked during previous positions. His experience in hotel and/or high-end projects contributes significantly to the development of the agency.



Benjamin FREITAS - Business Manager / Studies & Projects: As part of a return to studies with ECOTEC, he joined SEPT in 2022, with 6 years of experience in the field of project management (maîtrise d'œuvre). He joined 14.MC in September 2025. He is in charge of studies and business development.



Mohamed BOULARES - Business Engineer ECOTEC / Head of Projects: He joined SEPT through his engineering school in construction economics, ECOTEC, from which he graduated in 2018. He is now Head of Projects.



Igor FATON - Business Engineer ECOTEC / Head of Studies: He graduated in 2021. He is now Head of Studies and works mainly in the PACA and Midi-Pyrénées regions, where he is seconded.

14.MC also relies on a network of regular partners for project management, drafting, QS, as well as lead consultant and construction management, who also provide local support in the New Aquitaine region and now in Madrid. 🇪🇸





PRIVATE RESIDENCES



HOTEL



SHOPS AND RESTAURANTS

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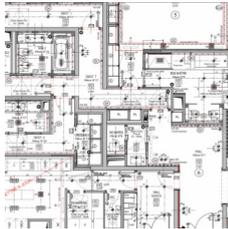
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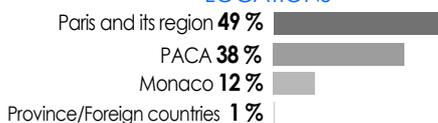
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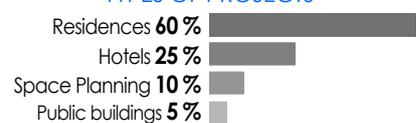
LOCATIONS



TYPES OF ASSIGNMENTS



TYPES OF PROJECTS





Résidences



Appartements



Hôtels



Boutiques & Restaurants



Aménagements d'espaces



RÉSIDENCES & HÔTELS PARTICULIERS

Private residences



1



2



3



4



5



6



7



8



9

- 1 - VILLA 53 - Neuilly-sur-Seine
Concepteur : **GILLES & BOISSIER**
MOEX
- 2 - HÔTEL DE NANTEUIL - Paris 14
Concepteur : **ARCHILAB Moscou / Thomas VIDALENC**
Économiste et OPC
- 3 - VILLA MAYFLOWER - Antibes (06)
Concepteur : **Jean-Michel WILMOTTE**
Décoratrice : **Stéphanie COUTAS**
Économiste, MOE, OPC
- 4 - VILLA 66 - Paris XIX
Concepteur : **Bruno MOINARD**
Économiste et OPC
- 5 - VILLA DELABORDÈRE - Neuilly-sur-Seine
Concepteur : **Elliott BARNES**
Économiste et OPC (SEPT)
- 6 - RÉSIDENCE PRIVÉE - Neauphle-le-Château (78)
Architecte : **Elliott BARNES**
Economiste et OPC
- 7 - VILLA BOYA - République du Bénin
Architecte : **Wilfrid SANTOS**
Concepteur : **Bruno MOINARD**
AMO
- 8 - RÉSIDENCE PRIVÉE - Saint-Tropez (83)
Architecte : **Brian MC CARTHY**
MOE / Économiste et OPC
- 9 - RÉSIDENCE PRIVÉE - Lyon (69)
Architecte : **William WILMOTTE**
Economiste





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Aménagements d'espaces



APPARTEMENTS

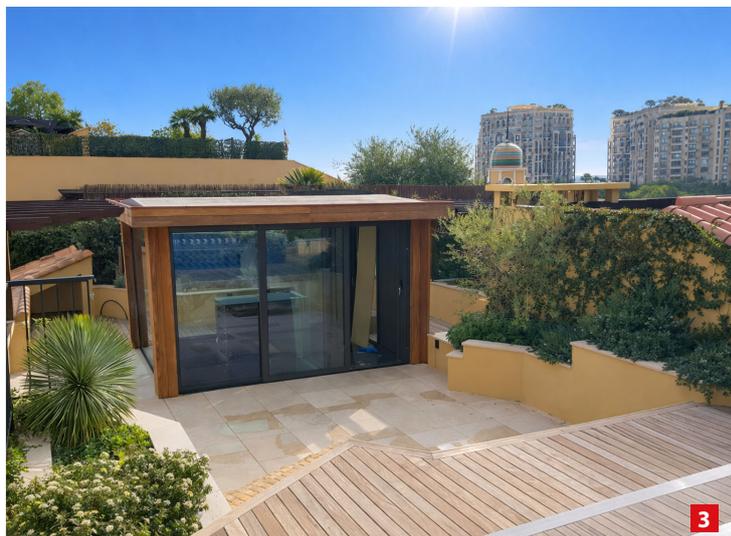
Flats



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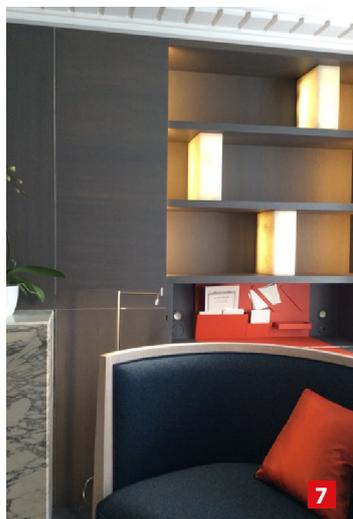


5



6

- 1 - Rue du BAC
Concepteur : **MANN & COTTA**
ECO / OPC
- 2 - MONACO
Assistance au developement de projet
par 14MC
ECO / MOEX
- 3 - Le BOTTICELLI - Monaco
Concepteur : **Piero MANARA**
Architecte : **Franck BOURGERY**
Économiste et OPC
- 4 - NEUILLY-sur-SEYNE
Assistance au developement de projet
par 14MC
Économiste et OPC
- 5 - Avenue FOCH - Paris 15
Concepteur : **MOINARD & BETAILE**
ECO / MOEX
- 6 - GARDEN PLAZA - Cap d'Ail (06)
Assistance au developement de projet
par 14MC
ECO / MOEX
- 7 - Rue de SEINE - Paris 11
Concepteur : **Olivia PUTMAN**
ECO / MOEX
- 8 - Avenue Paul DOUMER - Paris 16
Concepteur : **Thomas BATTINI**
ECO / MOEX
- 9 - PDV Place des Vosges
Concepteur : **Max GUNAWAN**
AMO, Économiste et OPC



7



8

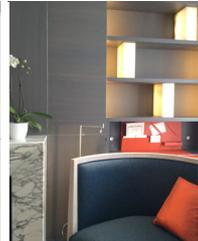


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Résidences



Appartements



Hôtels



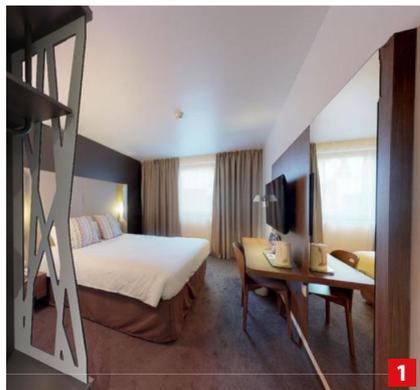
Boutiques & Restaurants



Aménagements d'espaces



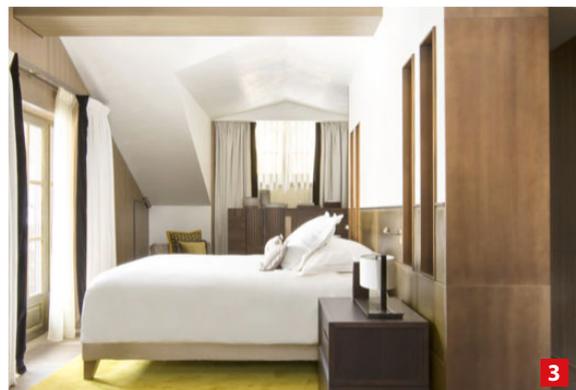
HÔTELS Hotels



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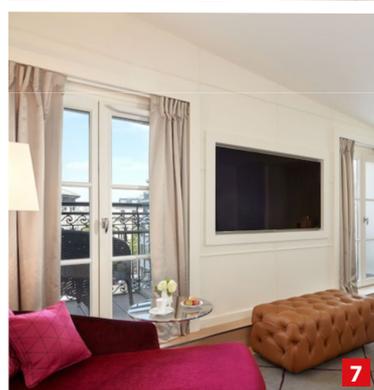
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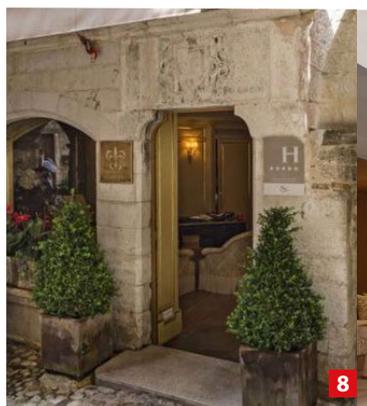
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- 1 - Campanile Fontainebleau - Fontainebleau
Architecte : **ROBINSON Architectes Associés**
Concepteur : **LOUVRE HOTEL GROUP**
Économiste
- 2 - Hôtel CHARLES V - Paris 4
Architecte : **Xavier PREDINE**
Concepteur : **Magali VARCOURT**
Économiste et OPC
- 3 - Le « Chalet » du Cheval Blanc - Courchevel
Concepteur : **SM DESIGN - Sybille de MARGERIE**
Économiste
- 4 - Résidence hôtelière LE BALMORAL - Monaco
Architecte : **Alain Charles PERRAULT**
Concepteur : **ARCHI-STUDIO - Jean-Michel UGHES**
Économiste
- 5 - Hôtel de Montesquieu - Paris 8
Concepteur : **Elliott BARNES**
Architecte : **A.R.T. Réalisation**
Économiste et OPC
- 6 - Le Plaza Athénée - Paris 8
Concepteur : **MOINARD et BETAÏLE**
Économiste
- 7 - Hôtel RICHEPANSE - Paris 8
Concepteur : **Thomas VIDALENC**
Économiste et OPC
- 8 - Hôtel Saint Paul - Saint-Paul-de-Vence (06)
Concepteur : **Eric CHAVOIX, Ilinka LUKIC**
Économiste et OPC
- 9 - Terrass' HOTEL - Paris 18
Concepteur : **Jordane ARRIVETZ**
Architecte : **ATELIER COS**
MOEX / Economiste et OPC





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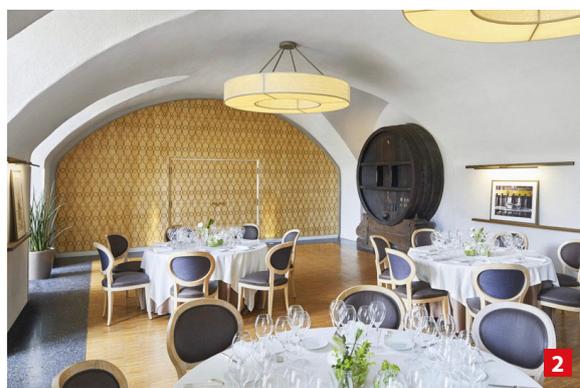


BOUTIQUES & RESTAURANTS

Shops and Restaurants



1



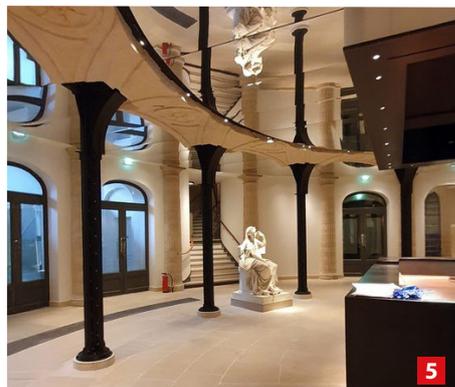
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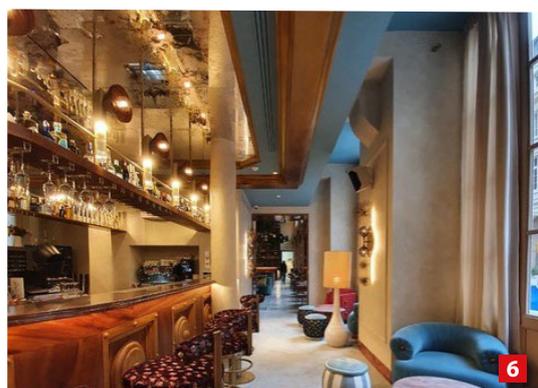
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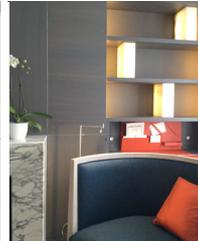
9

- 1 - LADDA - SPA - Paris 10
Concepteur : **Olivia PUTMAN**
Économiste et OPC
- 2 - RUINART - Salon de dégustation - Reims
Concepteur : **Elliott BARNES**
Économiste
- 3 - MARCHÉ de LEVALLOIS - Levallois
Architecte : **Alain SARAGOUSSI**
OPC pour l'EG
- 4 - Restaurant LOULOU PIRATE - Roquebrune-Cap-Martin
Concepteur : **Corinne SACHOT**
Audit Economiste et OPC
- 5 - La COMÉDIE FRANÇAISE - Accueil - Paris I
Concepteur : **2BDM**
Économiste et OPC
- 6 - Restaurant MIMOSA dans l'Hôtel de la Marine - Paris 8
Concepteur : **Dorothee DELAYE**
Économiste et OPC (SEPT)
- 7 - CASINO - Salle de jeux du CAFÉ de PARIS - Monaco
Concepteur : **SBM**
Économiste et OPC
- 8 - JIMMY'Z d'HIVER - Monaco
Concepteur : **CASAMANARA - Piero MANARA**
Économiste et OPC
- 9 - CAFÉ DE L'ALMA Z - Paris 7
Concepteur : **GILLES et BOISSIER**
Économiste, OPC





Résidences



Appartements



Hôtels



Boutiques & Restaurants



Aménagements d'espaces



AMÉNAGEMENTS D'ESPACES & LOGEMENTS *Workspace and Housings*



1



2



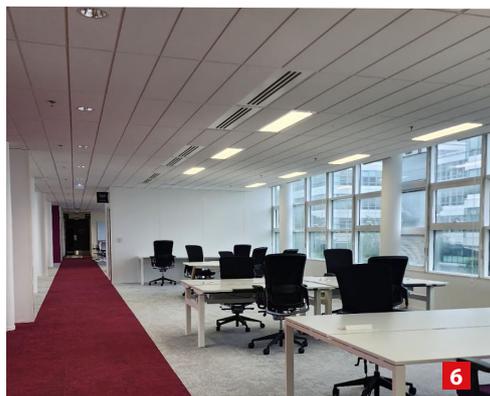
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4



5



6



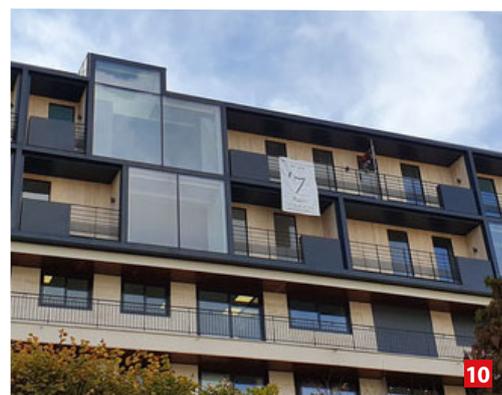
7



8



9



10

- 1 - AMBASSADE de FINLANDE - Paris 7
Architecte : **Toni PELTOLA** (le regretté)
Économiste et OPC
- 2 - Avenue de BRETEUIL - Paris 7
Concepteur : **Olivia PUTMAN**
Économiste
- 3 - Siège de BALANCIAGA - Paris 7
Concepteur : **MOINARD et BETAILLE**
Économiste
- 4 - Siège de ART et VIE - Paris 15
Architecte : **A.R.T. Réalisations**
OPC
- 5 - Rue BAYARD - Paris 13
Concepteur : **Philippe COSSON**
Architecte : **Toni PELTOLA** (le regretté)
Économiste et OPC
- 6 - RENAULT GUYANCOURT (78)
Concepteur : **WATT D&B**
Assistance au Pilotage
- 7 - Siège de la SÛRETÉ PUBLIQUE - Monaco
Architecte : **Franck BOURGERY**
Économiste et OPC
- 8 - SOCIÉTÉ GÉNÉRALE - Paris 8
Concepteur : **ATELIER COS**
Économiste et OPC
- 9 - Le GRAND HÔTEL NATIONAL - Menton
Économiste et OPC
- 10 - Av Président WILSON - Levallois
Architecte : **Xavier PREDINE**
Économiste et OPC





Villas, Mansions

Apartments

Hotels

Public buildings, restaurants, shops

Space planning

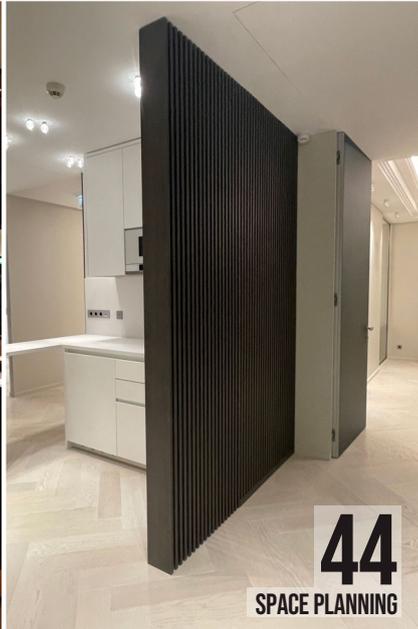
240 PROJECTS 2009/2025

110

COLLABORATIONS WITH ARCHITECTS, INTERIOR DESIGNERS, DECORATORS, AND LANDSCAPERS



62
SHOPS AND/OR
RESTAURANTS



44
SPACE PLANNING



42
APARTMENTS



28
HOTELS



54
TOWNHOUSES / VILLAS



10
HOUSING PROJECTS
AND/OR CO-OWNERSHIP
WORKS



PRINCIPALITY OF MONACO

- B** BOISSON Rainié
- BOURGIERY Franck
- BOUTSEN Daniela
- D** DEVERINI Emmanuel
- DEVERINI Olivier
- L** LALLEMAND François
- M** MANARA Piéro
- N** NOTARI Fabrice
- P** POLONIO Orietta
- R** RAYMOND Patrick
- U** UGHES Jean Michel



PROVINCE

- D** DP ARCHITECTURE from Nice
- L** LARSSON Roland & Joachim from Menton
- LARTIGAUD Philippe from Bordeaux
- M** MONARD & MILAN from Menton
- N** NOVARO Laurie from Menton
- P** PALM ARCHITECTS from Nice
- PIANON Maud from Antibes
- R** RICCIOTTI Rudy from Marseille
- T** TOMAS Jean-Charles from Nice
- W** WILMOTTE William from Lyon
- Z** ZANDER Michael from Valbonne



PARIS

- A** ANDON Studio
- ATELIER COS
- B** BARNES Elliott
- D** DELAYE Dorothée
- DE MARGERIE Sybille
- DESMARCHELIER Alain
- DIRAND Joseph
- DRAIN Fabrice
- G** GARBAN Lucie et ROCH Pierre
- GAZ Muriel
- GILLES Patrick et BOISSIER Dorothée
- GUERRE Gilles
- H** HARVENGT Maud
- L** LANGLOIS-MEURINNE Damien
- LEBKOWSKI Caroline
- LESPINAS Aurélien
- M** MAISON NUMERO 20
- MANN & COATANEA
- MOINARD Bruno
- MOREAU Laurent
- N** NGUYEN Bach (le regretté)
- NEVEUX ROUYER
- P** PELTOLA Toni (le regretté)
- PERROT Alain Charles
- PREDINE Xavier
- PUTMAN Olivia
- T** THOMASSIAN Arnaud
- TORO Hugo
- TROMELIN Louis Paul
- V** VARCOURT Magali
- VIDALENC Thomas
- W** WILMOTTE Jean-Michel
- WILMOTTE Nelson



EUROPE

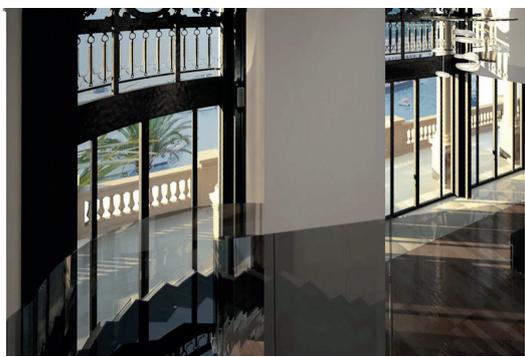
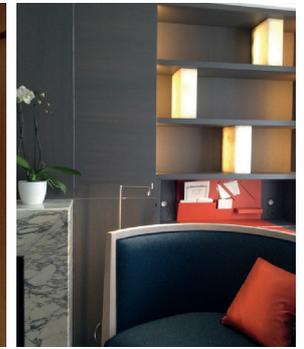
- C** CHAVOIX Éric from La Réunion
- COUSI INTERIORISSIMO from Madrid
- D** DEGEN Iria from Zurich
- E** ECHENIQUE ARQUITECTOS from Madrid
- ELASTIC ARCHITECTS from Athens
- H** HANNES PEER Architecture from Brussels
- M** MARCQ François from Brussels
- S** SARTOGO Piéro from Roma



WORLD

- A** ARCHILAB from Moscow
- C** CINCO SOLIDOS from Colombia
- CHATMAN Ivan from New York
- G** GUNAWAN Max from San Francisco
- L** LUKIC Ilinka from London
- M** McCARTHY Brian from New York
- MARINO PETER from New York
- S** STUDIO IF from Singapore
- STUDIO INTEGRATE from London






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