

Modular Construction

AsiaLink 

A venture of Ambrosia Holdings Limited

Content table

1

Introduction

2

Market Dynamics

3

Our Unique Proposition

4

Our Solutions

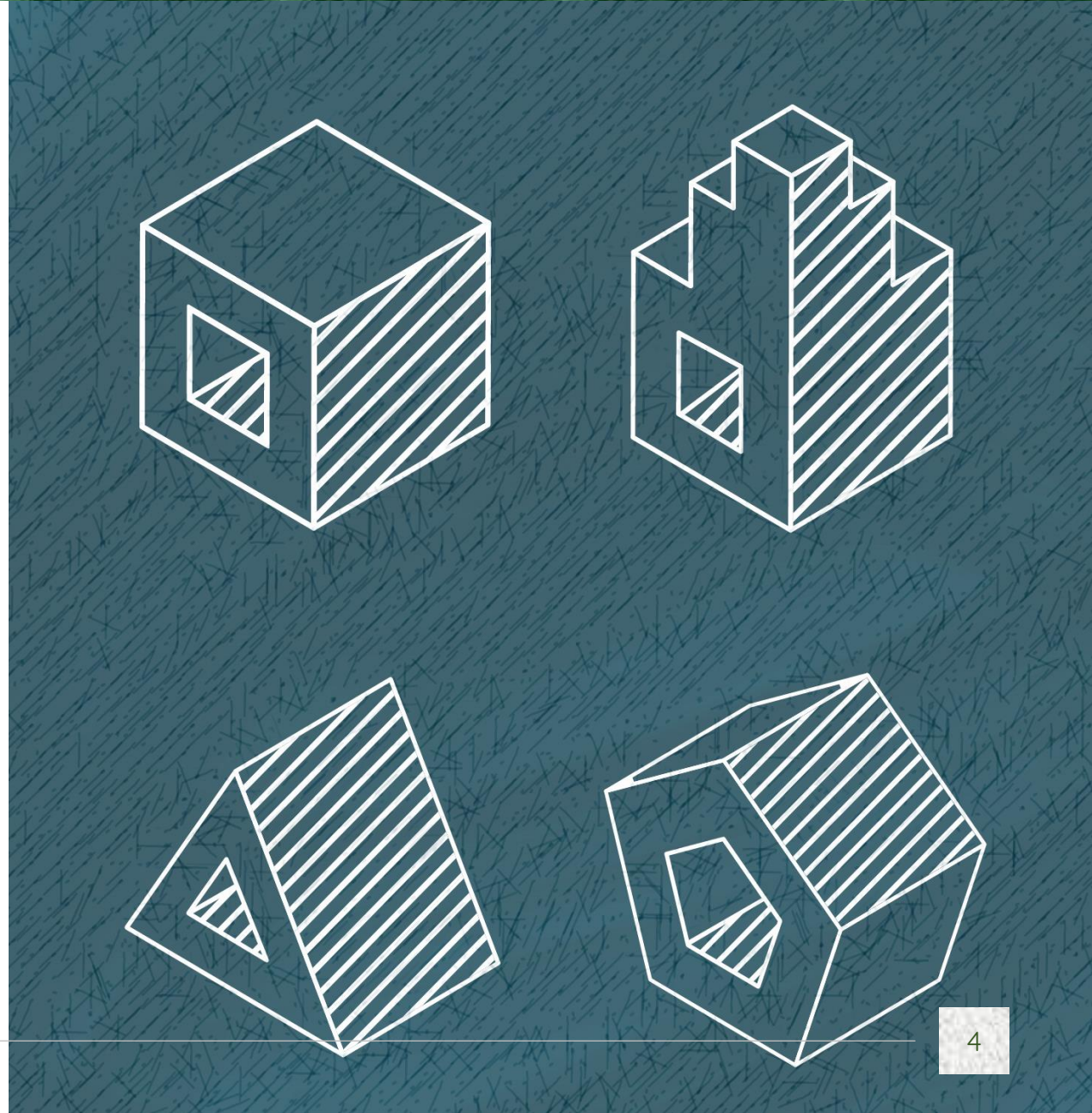
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Engagement Model



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- Trusted bridge between Greater China and South-eastern Europe
 - Client-centric solutions: sourcing, market-entry, compliance, and logistics
 - On-the-ground expertise ensures risk mitigation and operational precision
 - Connecting manufacturing strength in China with European market opportunities
 - Value-driven approach: safeguarding interests, reducing risks, enabling sustainable growth

- MITs
- Detachable Houses
- Prefab K-Type and A-Type Houses
- Folding Houses
- Expandable Houses
- Space Capsules
- Steel Structure Warehouses
- Portable Buildings



Greece

- Construction sector rebounding with increased demand for modular, energy-efficient solutions.
- EU funding and sustainability incentives driving adoption of innovative building technologies.
- Strong opportunities in urban regeneration, tourism infrastructure, and logistics facilities.

Georgia

- Rapid urbanisation and government-backed infrastructure programmes fuelling demand for modern construction methods.
- Strong appeal for cost-efficient, quick-to-install modular buildings in residential and commercial developments.
- Strategic position as a trade hub linking Europe and Asia, enhancing long-term market potential.

Armenia

- Growing investment in housing and public infrastructure following recent economic reforms.
- Interest in seismic-resilient, flexible building solutions due to geographic conditions.
- Niche opportunities in education, healthcare, and small-scale industrial projects.

Selective Partnerships Not Mass Brokerage

We don't trade in volume; we represent curated manufacturers and align them with serious buyers.

Dual Perspective Advantage

Simultaneously embedded in Greater China and South-eastern Europe, we balance the needs of both sides without bias.



Commercial Discipline Not Opportunistic Deals

Every project is structured for margin protection, clear commitments, and repeatable scaling — not one-off wins.

Strategic Market Readiness

Beyond compliance, we position products and suppliers for premium acceptance in South-eastern European markets.

Hong Kong: Gateway to Greater China

- › Proximity to leading manufacturers across Mainland China, Taiwan, and wider Asia Pacific
- › On-the-ground vetting, negotiation, and relationship management
- › Embedded in regional trade, compliance, and financial flows

Athens: Gateway to Europe

- › Direct access to EU buyers, distributors, and retail decision-makers.
- › Strategic location bridging Balkans, Anatolia, and Caucasus
- › Alignment with EU regulatory, logistics, and market-entry standards

Seamless bridge between two worlds

- Real-time coordination across supply and demand sides •
- Balanced representation that protects both manufacturer and client interests •
 - Faster, lower-risk, and more commercially aligned cross-border scaling •

Local Presence

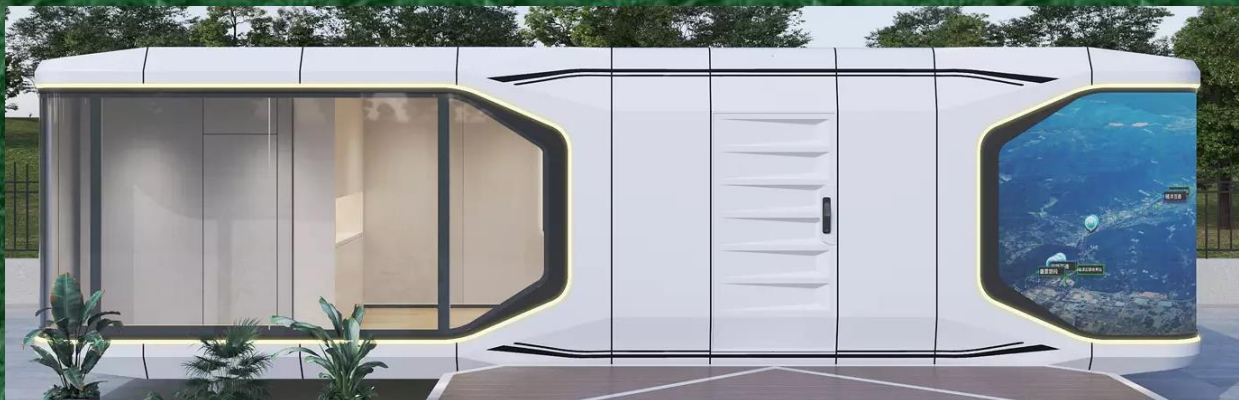
- Local teams in Hong Kong, China, Taiwan, Greece and Georgia. Cultural & regulatory fluency

Commissioning & Maintenance

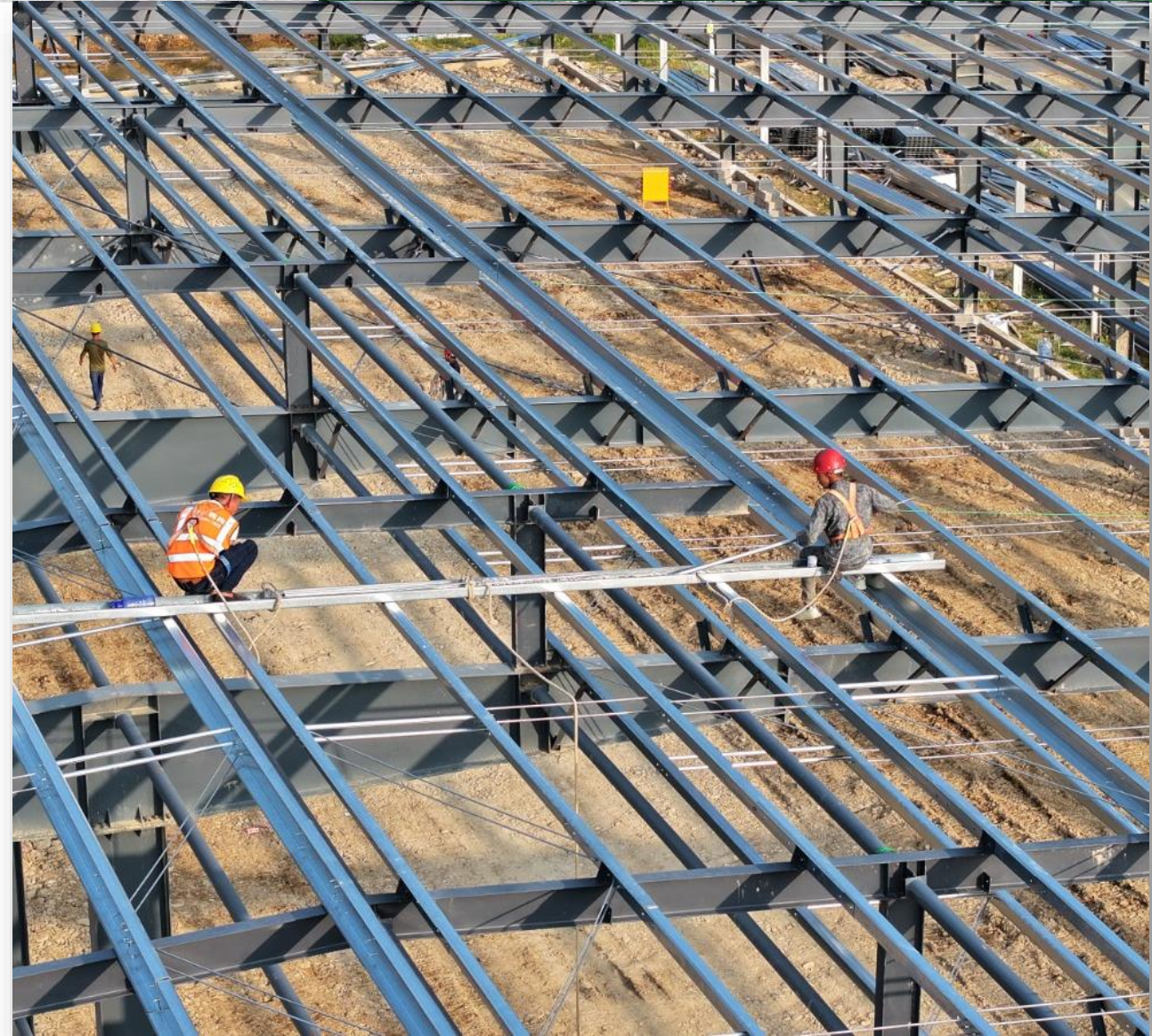
- Associated industry experts in Hong Kong, Taiwan, Greece & Georgia

Mitigation Measures

- End-to-end coordination from manufacturer to client ensures predictable delivery and maintains equipment integrity



- Rapid deployment of residential and commercial buildings to accelerate project timelines.
- Modular designs adaptable to different architectural styles and urban contexts.
- Cost-efficient construction with predictable budgets and reduced material waste.
- Scalable solutions, enabling phased development according to market demand.



- Speed of delivery: hotels, resorts, and serviced apartments completed in record time.
- Customisable layouts and finishes tailored to brand identity and guest experience.
- Enhanced sustainability performance through energy-efficient modular structures.
- Flexible expansion options for seasonal demand or location-specific growth.



- Swift response to public infrastructure needs: schools, hospitals, housing, and emergency shelters.
- Compliance with international standards for safety, accessibility, and sustainability.
- Transparent cost structure ensuring fiscal efficiency and accountability.
- Durable, long-lasting solutions suitable for both temporary and permanent use.



- Affordable and stylish modular units for cafés, shops, restaurants, and boutique spaces.
- Compact footprint ideal for urban, suburban, or touristic environments.
- Quick installation minimising downtime and accelerating revenue generation.
- Flexible design enabling easy relocation or adaptation as business evolves.





HOW WE PARTNER

- › **Direct access:** Work only with vetted Asian manufacturers under transparent terms.
- › **On-the-ground presence:** Teams in Hong Kong, Athens, and Tbilisi ensure local handling and compliance.
- › **Process integration:** Act as an extension of client procurement teams — not a trader or middleman.
- › **End-to-end oversight:** From technical pack validation to shipment, port handling, and after-delivery support.

- › **Requirement Definition**

Work with operators and shipyards to confirm vessel/equipment specifications and timelines.

- › **Supplier Coordination**

Engage only approved partners to ensure capability and compliance.

- › **Documentation & Compliance Check**

Verify export licences, classification certificates, and EU import requirements.

- › **Shipping Oversight**

Monitor milestones, coordinate schedules with port capacity, and flag potential delays.

- › **Delivery & Post-Delivery Validation**

Confirm arrival, condition, and adherence to agreed specifications.

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