



3D Reality Platform

# Digital Twin of Real Estate

Interactive 3D platform for presenting, selling, and analyzing residential  
developments

Phuket · Bang Tao · 2025

## How real estate is sold **today**



5–10 photos and a PDF brochure



\$3–5K flight for a site visit



8 properties in 2 days — information overload



Decision based on renders far from reality

The gap between what buyers need to know and what they can access remotely is enormous.




## What the platform does


The main goal is to give the user the most complete understanding of the property without visiting it in person. To show the building, its surroundings, and the overall location - as if the person had come and seen everything themselves.


 *We walk the user through the property without buying a plane ticket.*

### For developers:

 Portfolio - a compelling showcase of existing projects

 Pre-sales - present a project not yet built but already selling

 Sales tool - immersion accelerates buyer decisions

 Leads get warmer - buyers come already understanding what they're looking at.

Level 1

## All district projects

### ENTRY POINT - 360° PANORAMA

The most accessible way to show all residential complexes in one place.

- All locations labeled with starting prices
- Markers tied to real coordinates
- Catalog synced with panorama
- Points of interest: beaches, schools, hospitals, restaurants
- Complex catalog with filters

[Open platform — all projects](https://apps.3dreality.pro/bang-tao/viewer/index.html#/) `https://apps.3dreality.pro/bang-tao/viewer/index.html#/`

Level 2

## Developer / Portfolio

The platform can display only properties from a specific developer. All other projects are hidden at every level. A ready made white-label solution.


[Open — Modeva & Sierra only](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva,sierra) <https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva,sierra>

Level 3


## Residential Complex in 3D

**What you see is not a 3D render. This is a photorealistic capture of reality.**


We built our own web engine for visualizing the physical world. Everything displayed actually exists.


 View from all angles, zoom in, assess scale


 Infrastructure markers with travel time

 Tabs: master plan, video, gallery, analytics

 Buildings labeled — apartments, sold, available

 Apartment catalog with filters

 Facade zoning — every window clickable

 The buyer sees the real position of their apartment in 3D. Window orientation, surroundings, the view — previously available only during an in-person visit.

 Open Modeva in 3D <https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d>

Level 4

## Apartment Level

When selecting an apartment, a detailed card opens:



### 3D Tour

Virtual walkthrough



### Floor Plan

Developer floor plan with zoom



### Photos

Interior photos



### Payment Plan

Detailed payment schedule

## **Hidden Names Mode**

For agents: all names replaced with "Premium Residence" — commission protection.

### **With names**

Modeva Residences



Open

[https://apps.3dreality.pro/bang-tao/viewer/index.html  
#/?scope=modeva&view=3d](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d)

### **Without names**

Premium Residence



Open

[https://apps.3dreality.pro/bang-tao/viewer/index.html  
#/?scope=modeva&view=3d&hide\\_name=1](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide_name=1)

## Link to a specific apartment

The agent can send a link to one or several apartments. The rest are hidden. The camera focuses automatically. Works on mobile devices.

### Single apartment



A-101

[https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide\\_name=1&units=A-101](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide_name=1&units=A-101)

### Multiple apartments



A-101 +  
A-102

[https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide\\_name=1&units=A-101,A-102](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide_name=1&units=A-101,A-102)

## Who needs this



### Developers

- Portfolio presentation
- Pre-sales of unbuilt projects
- Attracting international buyers
- Shorter sales cycle



### Agents

- Link instead of PowerPoint
- Platform does the first showing
- Work across time zones
- Commission protection



### Buyers

- Save \$3–5K on trips
- Informed decision without flying
- Investment analytics
- 24/7 viewing from any device

## Comparison with **traditional** approach

Parameter	Standard website	3D Reality
Visualization	10 photos + PDF	Photorealistic 3D
Location	"Bang Tao" text	360° panorama
Pricing	Excel spreadsheet	IRR analytics
Apartment	"Contact agent"	Click → full info
Inspection	Flight required	80% of inspection value
Mobile	PDF unreadable	Fully adapted



# Try it right now

Open the link in your browser. No app download required.

[🔗 All district projects](https://apps.3dreality.pro/bang-tao/viewer/index.html#/) <https://apps.3dreality.pro/bang-tao/viewer/index.html#/>

[🔗 Modeva in 3D](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d) <https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d>

[🔗 Apartment A-101](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide_name=1&units=A-101) [https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide\\_name=1&units=A-101](https://apps.3dreality.pro/bang-tao/viewer/index.html#/?scope=modeva&view=3d&hide_name=1&units=A-101)

3D Reality · Digital Twins of Real Estate · Phuket