IJARSCT
International Journal of Advanced Research in Science, Communication and Technology
International Open-Access, Double-Blind, Peer-Reviewed, Refereed, Multidisciplinary Online Journal
ISSN: 2581-9429
Volume 6, Issue 6, March 2026
Impact Factor: 8.2

Estate3D: A Web-Based Real Estate Platform for Property Buying, Selling and Renting.

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Abstract: *In the modern digital era, the real estate industry is rapidly transitioning from traditional offline methods to advanced online platforms. The increasing demand for convenience, transparency, and faster communication has led to the development of web-based real estate systems. However, many existing solutions are either fragmented or lack proper integration of essential functionalities such as property management, request handling, and user interaction.*

This project presents Estate3D, a comprehensive web-based real estate platform designed to streamline property buying, selling, and renting processes. The system provides users with the ability to browse properties, filter listings, save properties, and send buy or rent requests directly to property owners. It also includes secure user authentication, personalized dashboards, and an efficient request management system.

The platform is developed using modern web technologies such as Spring Boot for backend development, Thymeleaf for dynamic UI rendering, and MySQL for database management, following a Full Stack Java Development approach. Estate3D aims to provide a centralized, user-friendly, and scalable solution that enhances the overall user experience and simplifies real estate. ..

Keywords: Real Estate, Web Application, Full Stack Java Development, Property Management, Buy/Rent System, User Dashboard, Request Management, Spring Boot, Thymeleaf, MySQL

I. INTRODUCTION

Real estate plays a vital role in the economic development of a country and serves as one of the most significant sectors for investment and growth. It contributes not only to infrastructure development but also to employment generation and financial stability. Traditionally, real estate transactions were carried out through brokers, agents, or direct interactions between buyers and sellers. These methods often involved lengthy procedures, lack of transparency in pricing and documentation, and limited accessibility for users. As a result, the traditional approach was time-consuming, inefficient, and sometimes unreliable.

With the rapid advancement of digital technologies, the real estate industry has experienced a significant transformation. Users now prefer online platforms to search for properties, compare prices, view images, and interact with sellers from the comfort of their homes. However, despite this shift, many existing real estate systems still face several challenges such as lack of centralized data management, limited user interaction features, inadequate tracking of user requests, poor user interface design, and dependence on multiple platforms for complete information. These issues create inefficiencies and reduce overall user satisfaction.

To overcome these challenges, the Estate3D platform has been developed as a comprehensive and integrated solution. It combines multiple functionalities into a single system, allowing users to efficiently manage property. The platform enables users to browse property listings, save their preferences, and send buy or rent requests directly to property owners while ensuring better organization and accessibility of data through a centralized database system.

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The design of Estate3D focuses on simplicity, usability, and performance. The interface is developed in a way that even users with minimal technical knowledge can easily navigate and use the platform. By integrating essential features into one system and improving overall user experience, Estate3D aims to provide a reliable, efficient, and modern solution for real estate activities.

MOTIVATION

The motivation behind developing Estate3D arises from the need to simplify real estate processes and improve the overall user experience. Many existing real estate platforms face several challenges that make property searching and management difficult for users. One of the major issues is the difficulty in finding relevant properties due to the lack of proper filtering and search mechanisms. Additionally, there is an absence of unified communication channels, which limits effective interaction between buyers and sellers. Another significant problem is the lack of proper tracking of property requests, making it difficult for users to manage their buying or renting activities. Inefficient data management further reduces system performance and reliability. Moreover, users are often required to switch between multiple platforms to gather complete information, leading to confusion, increased effort, and delays in decision-making.

To address these challenges, the primary objective of this project is to develop a centralized platform that integrates all real estate activities into a single system. The platform aims to provide efficient property browsing and filtering mechanisms, ensuring that users can easily find suitable properties. It also focuses on implementing secure user authentication and role-based access for a personalized experience. In addition, the system introduces an effective buy and rent request management feature, allowing users to track their interactions systematically. The platform also enhances

communication between users and property owners while improving overall accessibility and usability. By addressing these issues, Estate3D is designed to provide a comprehensive, user-friendly, and efficient solution for real estate management.

II. LITERATURE SURVEY

Several research studies and existing platforms highlight the evolution of real estate systems in the digital domain. With the rapid growth of internet technologies, online real estate web applications have significantly improved the process of property searching by providing users with easy access to listings, images, location details, and price comparisons. These platforms reduce the dependency on traditional methods and enable users to explore multiple property options from anywhere at any time. Modern web technologies and frameworks such as Spring Boot and MySQL have further enhanced the development of scalable, secure, and efficient web-based systems, allowing faster data processing and improved system performance [1], [2].

However, despite these advancements, most existing systems still have certain limitations. Many platforms lack integrated request management systems, making it difficult for users to track their buying or renting activities in an organized manner. Additionally, the absence of user-specific dashboards limits personalization and reduces user engagement. Some systems also suffer from inconsistent data management, where property information is not updated regularly, leading to inaccurate results. Inefficient backend structures and poor database design further affect system performance, scalability, and reliability, especially when handling large volumes of data [9], [10].

Research studies emphasize that users prefer platforms that offer seamless navigation, interactive features, and real-time updates. A user-friendly interface plays a crucial role in improving user satisfaction and engagement. Technologies such as HTML, CSS, JS, and Thymeleaf contribute to creating dynamic and responsive interfaces, enabling better interaction between users and the system. These technologies help in rendering real-time data and enhancing the visual appeal of the platform [3], [4], [8].

Furthermore, efficient database management and well-structured backend architectures are essential to ensure scalability, maintainability, and fast data retrieval, which are critical for the smooth functioning of modern web applications [5], [6], [7].

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Based on these observations, there is a clear need for a system that integrates all essential features into a single platform. Estate3D addresses this requirement by combining property browsing, user interaction, and request handling into one unified system. It provides a centralized environment where users can explore properties, manage their activities, and communicate effectively. By integrating these features, the system improves efficiency, usability, and overall performance while offering a more structured and user-friendly solution for real estate management.

III. PROPOSED SYSTEM

Estate3D is designed as a fully integrated web-based real estate platform that combines multiple functional modules to provide a seamless and efficient user experience. The system simplifies property by integrating all essential features into a single platform, reducing the need for users to rely on multiple applications. It focuses on improving accessibility, transparency, and usability while ensuring smooth interaction between buyers, sellers, and renters.

The main modules of the system are as follows:

1. User Management System

This module handles user registration, login, and profile management. It ensures secure authentication using proper validation mechanisms and provides role-based access for buyers, sellers, and renters. This helps in maintaining personalized user data and enhances the overall security and reliability of the system.

2. Property Management System

This module allows users to add, view, update, and manage property listings efficiently. Each property includes essential details such as title, location, price, property type, and images. The module ensures that property information is well-structured and easily accessible, enabling users to browse and compare listings effectively.

3. Buy/Rent Request System

This module enables users to send requests for buying or renting properties directly to property owners. It includes a request-response mechanism. Records are maintained of all requests and user can tracks their status, such as pending, accepted, or rejected. This ensures transparency and helps users manage their requests in a systematic and organized manner.

4. Saved Properties Module

This module allows users to save their favourite properties for future reference. It enhances user convenience by enabling quick access to preferred listings without the need for repeated searches, thereby improving the overall browsing experience.

5. Client Interaction Module

This module allows users to communicate with property owners by sending queries or messages. It facilitates effective interaction, enabling users to clarify doubts, gather additional information, and make informed decisions quickly.

6. Data Management System

This module manages all data efficiently within the database. It ensures secure data storage, consistency, and fast retrieval of information. Proper data management improves system performance, supports scalability, and ensures reliable operation even with large amounts of data.

IV. PROPOSED FRAMEWORK

The Estate3D system is designed using a three-tier architecture, which ensures clear separation of concerns, improved scalability, and ease of maintenance.

The architecture is divided into the following layers:

1. Presentation Layer (Frontend)

The presentation layer is developed using HTML, CSS, JS and Thymeleaf. It is responsible for rendering the user interface and handling user interactions. This layer enables users to browse properties, register/login, apply filters, and perform actions such as saving properties and submitting requests. Thymeleaf is used as a server-side templating engine to dynamically generate web pages.

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2. Application Layer (Backend)

The application layer is implemented using the Spring Boot framework. It acts as the core processing unit of the system, handling all business logic and user requests. This layer processes inputs received from the frontend, performs validations, manages sessions, and communicates with the data layer. It ensures smooth execution of operations such as property management, user authentication, and request handling.

3. Data Layer (Database)

The data layer utilizes MySQL for data storage and management. It stores all critical information including user details, property listings, saved properties, and requests. The backend interacts with the database using appropriate queries to retrieve, insert, update, and delete data efficiently.

Working Flow of the System

The overall workflow of the system is as follows:

- The user interacts with the frontend interface.
- The request is sent to the backend server.
- The backend processes the request by applying business logic.
- Required data is retrieved from or stored in the database.

The processed response is sent back to the frontend and displayed to the user.

V. DATA MANAGEMENT AND ANALYTICS

Data management is a crucial component of the Estate3D system, ensuring efficient storage, organization, retrieval, and maintenance of data throughout the web application. The system utilizes a structured MySQL database to store and manage various types of information, including user details, property listings, saved properties, and the user requests. It allows users to submit buy or rent requests, which are managed within the database. These requests are processed, and appropriate responses such as acceptance or rejection are provided by the receiver, ensuring proper communication and data handling. The database is designed using a relational structure, where data is stored in well-defined tables with appropriate relationships to ensure consistency and integrity.

To maintain data quality and eliminate redundancy, normalization techniques are applied during database design. This helps in organizing data into smaller, logically related tables, thereby reducing duplication and improving data consistency. Additionally, efficient query processing techniques are implemented to enhance the speed of data retrieval and ensure smooth system performance.

The system supports standard database operations such as insertion, updating, deletion, and retrieval of records. These operations are managed through backend logic implemented using the Spring Boot framework, which interacts with the database to process user requests and maintain proper data flow between the frontend and backend components of the system.

The key aspects of data management in the system include:

1. Structured storage of user and property data in relational tables.
2. Application of normalization to reduce redundancy and maintain consistency.
3. Efficient query processing for faster data operations.
4. Proper integration between backend and database for handling data.

In addition to data management, the system incorporates basic analytics based on user interactions within the web application. User activities such as property searches, viewing property details, saving properties, submitting buy or rent requests, and user queries are recorded and utilized to understand user preferences and behaviour patterns. These interactions help in identifying frequently viewed properties, commonly saved properties, and the type of requests made by users.

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The analytics component contributes to enhancing the user experience by providing meaningful insights from user activity. It also helps in organizing and improving system data by highlighting commonly accessed properties and frequently submitted requests and queries, thereby supporting better system understanding and usability.

Furthermore, the system ensures high levels of data security and integrity by implementing authentication and authorization mechanisms. Each user is required to log in to access the system, and proper validation techniques are applied to ensure that only authorized users can access or modify their data. Access control mechanisms are implemented so that users can interact only with their own data, thereby preventing unauthorized access and maintaining user privacy.

Overall, effective data management and user interaction-based analytics significantly enhance the reliability, performance, and usability of the Estate3D platform, ensuring secure and efficient handling of information.

VI. RESULTS AND DISCUSSION

The Estate3D system was successfully developed as a web-based real estate platform that enables users to view properties, save listings, and submit buy or rent requests within a single system. The system provides an efficient and user-friendly interface, improving the overall experience of users and simplifying property-related activities.

Results:

After implementation, the system demonstrated the following outcomes:

1. Centralized Platform

Users can access all property-related features such as viewing listings, saving properties, and submitting requests in one place.

2. Improved User Experience

The system provides a simple and intuitive interface, making navigation easy for users.

3. Efficient Request Management

Users can submit buy or rent requests, and these requests can be tracked and managed effectively.

4. Request Response Handling

The system supports a request-response mechanism where requests can be accepted or rejected, ensuring proper communication between users.

5. Better Property Organization

Properties are categorized and displayed in an organized manner, allowing users to search and filter easily.

6. Time Efficiency

The system reduces the need for multiple platforms, saving time and effort for users.

The following screenshots represent the actual implementation of the proposed system

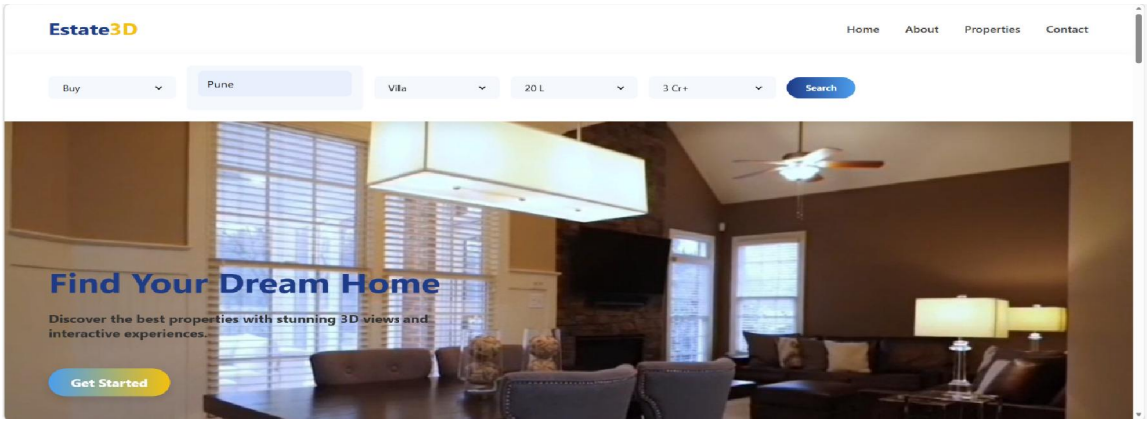

Fig 1: Home Dashboard

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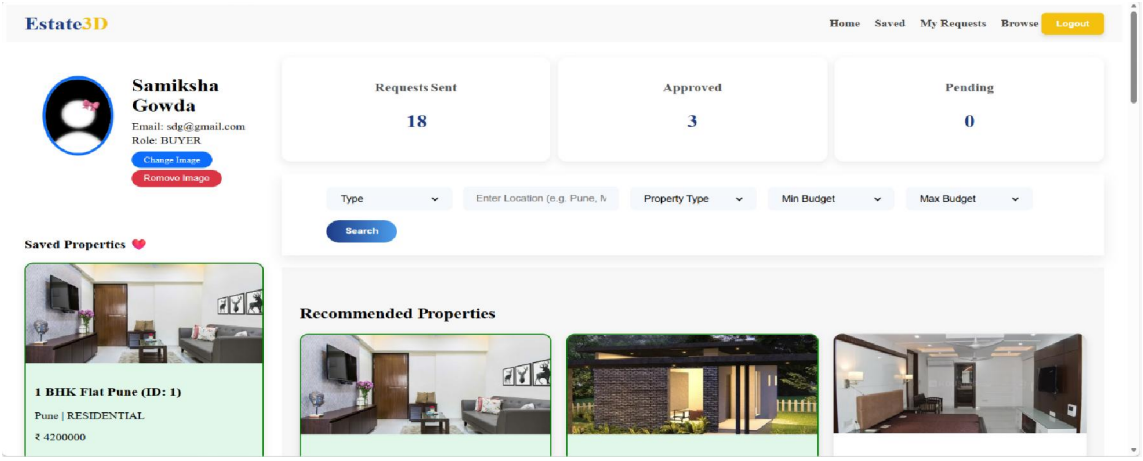

Fig 2: Buyer Dashboard

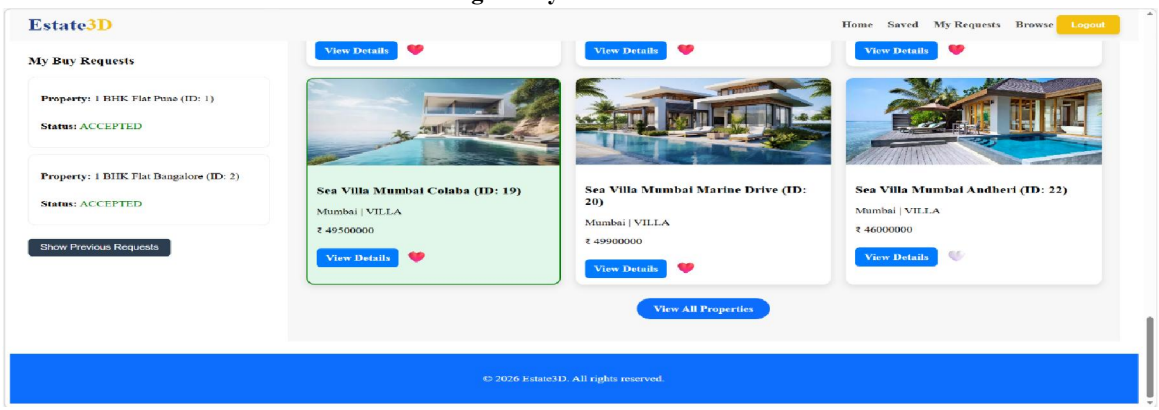

Fig 3: Buyer Requests

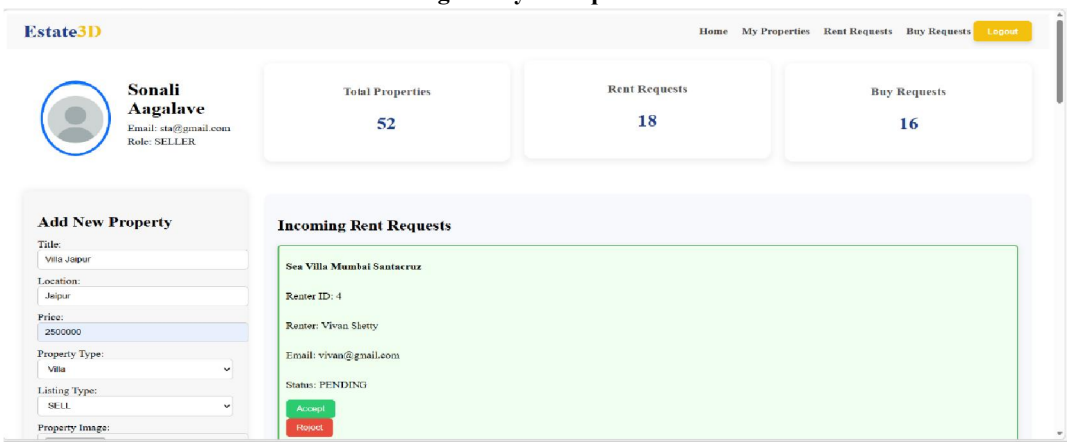

Fig 4: Seller Dashboard (Rent Requests)

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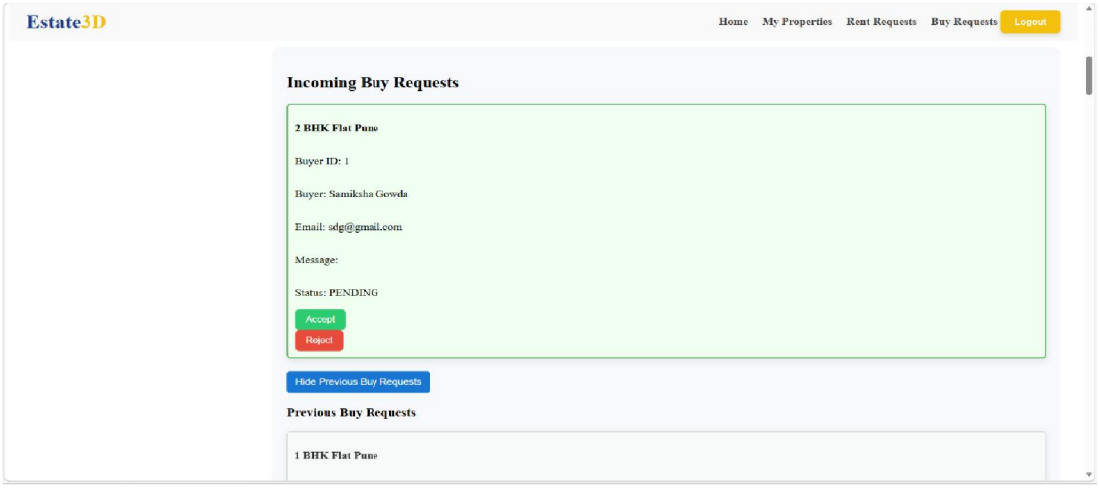

Fig 5: Seller Dashboard (Buy Requests)

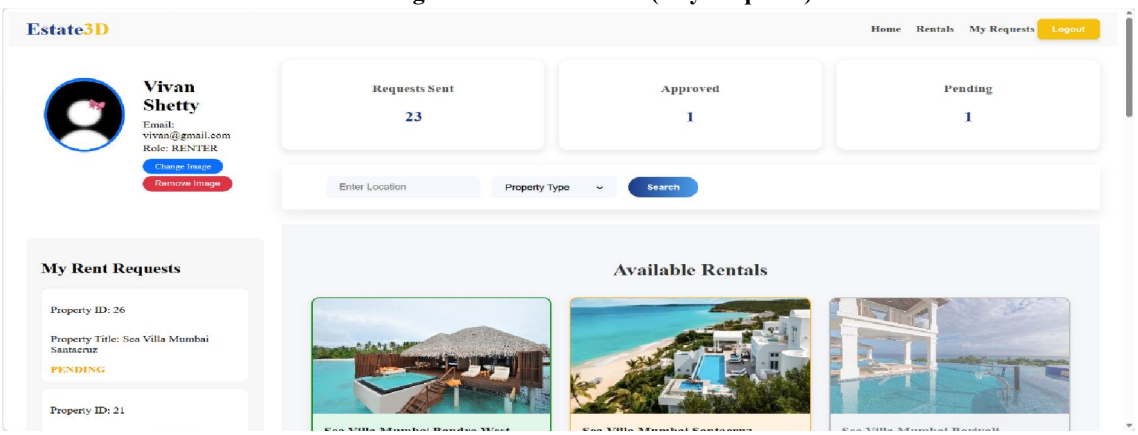

Fig 6: Renter Dashboard

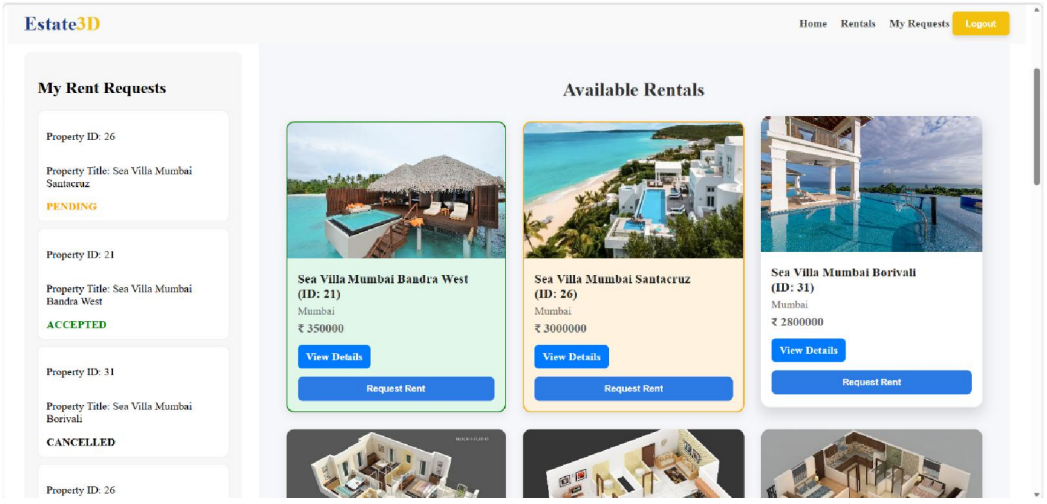

Fig 7: Renter Dashboard (Available Rentals)

DOI: 10.48175/568

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Discussion:

The results indicate that the Estate3D system successfully improves the process of property management by providing a centralized and organized platform. It enhances communication between users through the request-response mechanism and simplifies property searching and handling.

The system ensures efficient data management and provides a smooth and user-friendly experience. However, there are some limitations in the system that can be improved in future development, such as adding more advanced features and enhancing overall functionality.

However, there are some limitations that can be improved in future development:

- Limited features can be enhanced further to advance.
- Real-time communication between users can be improved.
- Integration with external services can be added.
- System performance can be further optimized.

Overall, the Estate3D web application proves to be an effective and efficient solution for managing real estate activities. It not only simplifies property searching and request handling but also provides a user-friendly and organized platform that enhances user experience and supports better decision-making.

VII. CONCLUSION

Estate3D is a comprehensive and efficient web-based real estate platform designed to simplify property buying, selling, and renting processes. The system integrates multiple functionalities into a single platform, making it easy for users to manage their real estate activities.

The project successfully demonstrates how modern technologies such as Spring Boot, Thymeleaf, and MySQL can be used to build scalable and user-friendly web applications. It improves transparency, enhances communication, and provides a better user experience.

The system ensures efficient data handling, secure access, and smooth interaction between users and the platform. It reduces manual efforts and helps users manage property-related activities in a more organized manner. The platform is designed to be simple, responsive, and easy to use, making it suitable for all types of users.

In conclusion, Estate3D contributes to the digital transformation of the real estate sector by offering a reliable, efficient, and centralized web-based solution for property management.

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