



# MEDINA ESTATE

DISRUPTING PROPERTY

# Whitepaper

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VERSION 1.0

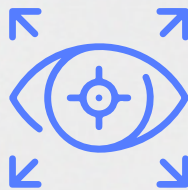


## MISSION

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**Our mission** at Medina Estate is to democratize real estate investments, **making them more accessible to everyone** who wishes to diversify their assets. **We focus** on offering investment opportunities in properties primarily located in **Dubai**, the capital of innovation and development, **where real estate is highly profitable**.

Through the use of blockchain technology, we **ensure security and transparency** in every transaction, providing our investors with a **reliable and efficient platform** for their investments.



## VISION

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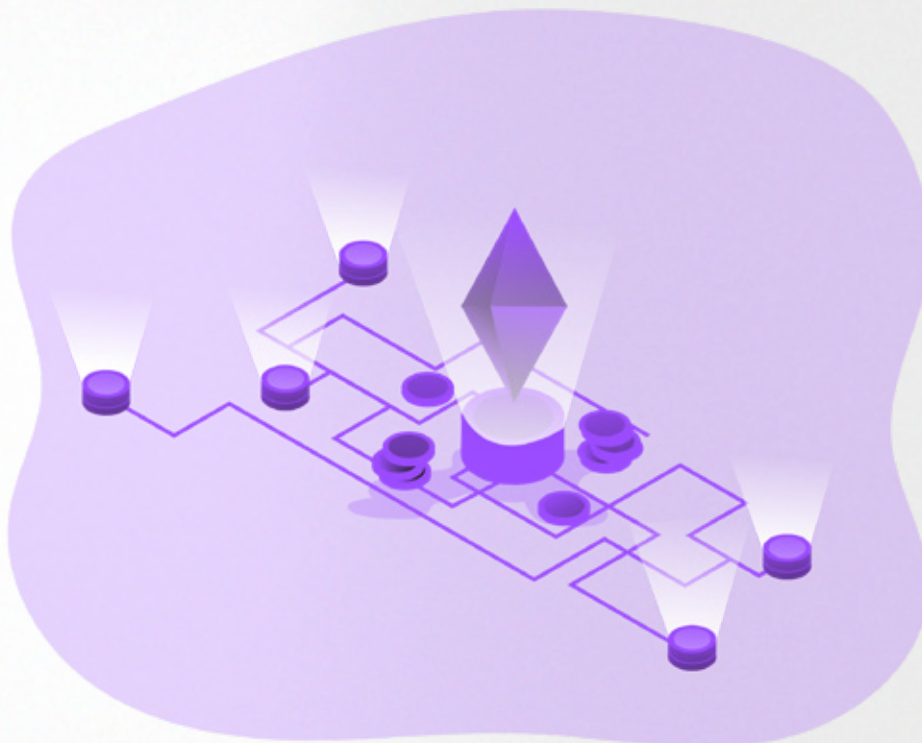
We aspire to be the **number one agent in the United Arab Emirates**, leading the revolution **in the real estate sector** and leveraging the technological revolution of Web3. Our goal is to be the company that **connects the future with the present**, facilitating both the purchase and sale of real estate and **Real World Assets (RWA)**.

Our goal is to streamline and **optimize the process of investing** in properties such as houses, apartments, commercial premises, and land. By innovation, **we aim to revolutionize** real estate investment, offering solutions that simplify and enhance every stage of the process.

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## INTRODUCTION

**Medina** disrupts the \$300B real-estate industry in 2023 by **introducing fractional-investing into asset** pools globally using the power of Web3. Our goal is to eliminate barriers, making real estate investment simple, affordable, and accessible to everyone. We are creating a **fundamental change** in the landscape of real estate investments, and with \$MED, we provide people with **the opportunity to build a portfolio of properties** that generate **passive income** with a minimal initial investment. We will create a significant change in how people invest in real estate and enjoy benefits that seemed unreachable before. **The evolution of the future of investments** is already here.



## PROBLEMATIC

Here are the main issues that prevent people from buying their first property globally:

- 1. High costs:** Property prices can be unaffordable for many people, especially in urban areas or high-demand zones.
- 2. Insufficient initial savings:** Lack of sufficient savings for the down payment can be a barrier to purchasing a property
- 3. Housing shortage:** In some regions, a shortage of available housing can make it difficult to find affordable options.
- 4. Economic instability:** Economic and job uncertainties may make people reluctant to commit to a long-term mortgage.
- 5. Legal and bureaucratic barriers:** Property purchase processes can be complicated and bureaucratic, especially in foreign countries.
- 6. Lack of financial education:** Lack of knowledge about the buying process and financial aspects can hinder the process for some buyers.
- 7. Social inequalities:** In some regions, social and economic inequalities can hinder certain population groups from accessing property.

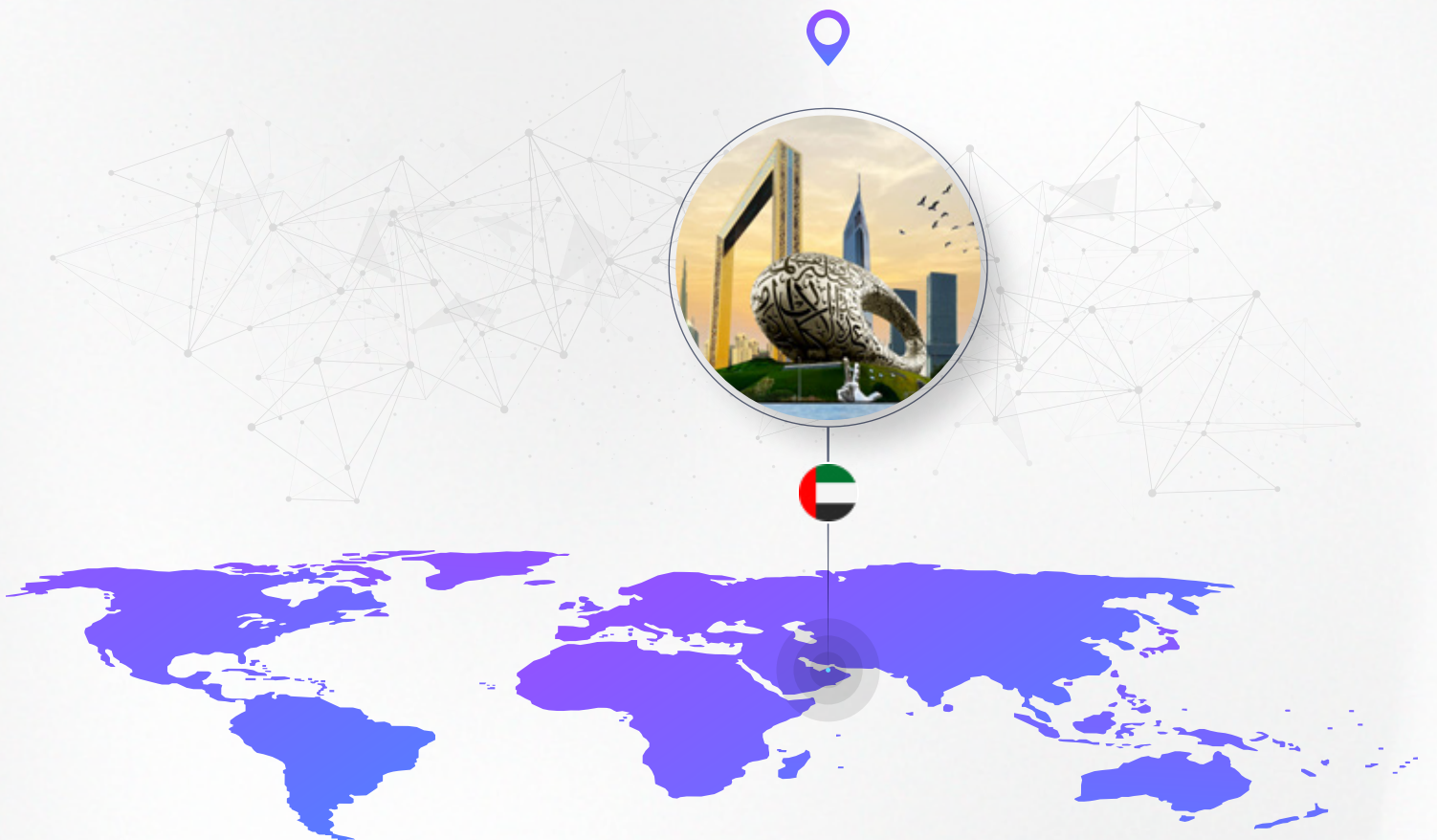
These are some of the challenges that can affect people looking to buy their first property worldwide. Each region and market may have its own specificities and additional challenges.

## SOLUTION

At **Medina Estate**, we make it possible for anyone, anywhere in the world, to access a fraction of a property in the **United Arab Emirates**, obtaining a fixed monthly income generated from rent, as well as a variable monthly income from our investment system powered by **Medina Capital**. This way, the investor safeguards their capital in a tangible real-world asset, such as a property that appreciates over time due to high demand in strategically selected regions within the united arab emirates, and accesses a monthly income by increasing their capital.



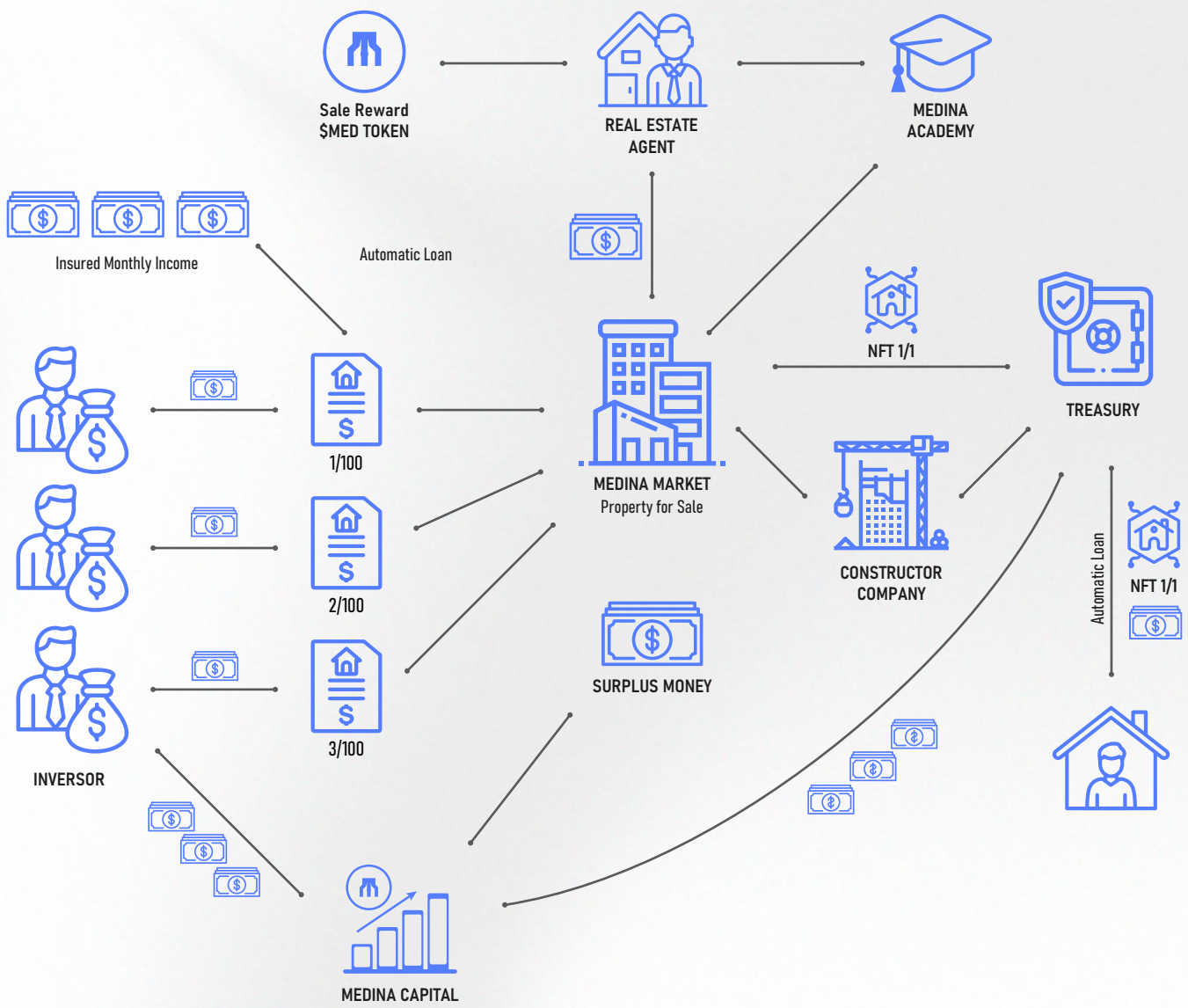
FRACTIONAL UNITS



MIDDLE EAST - DUBAI

# ECOSYSTEM

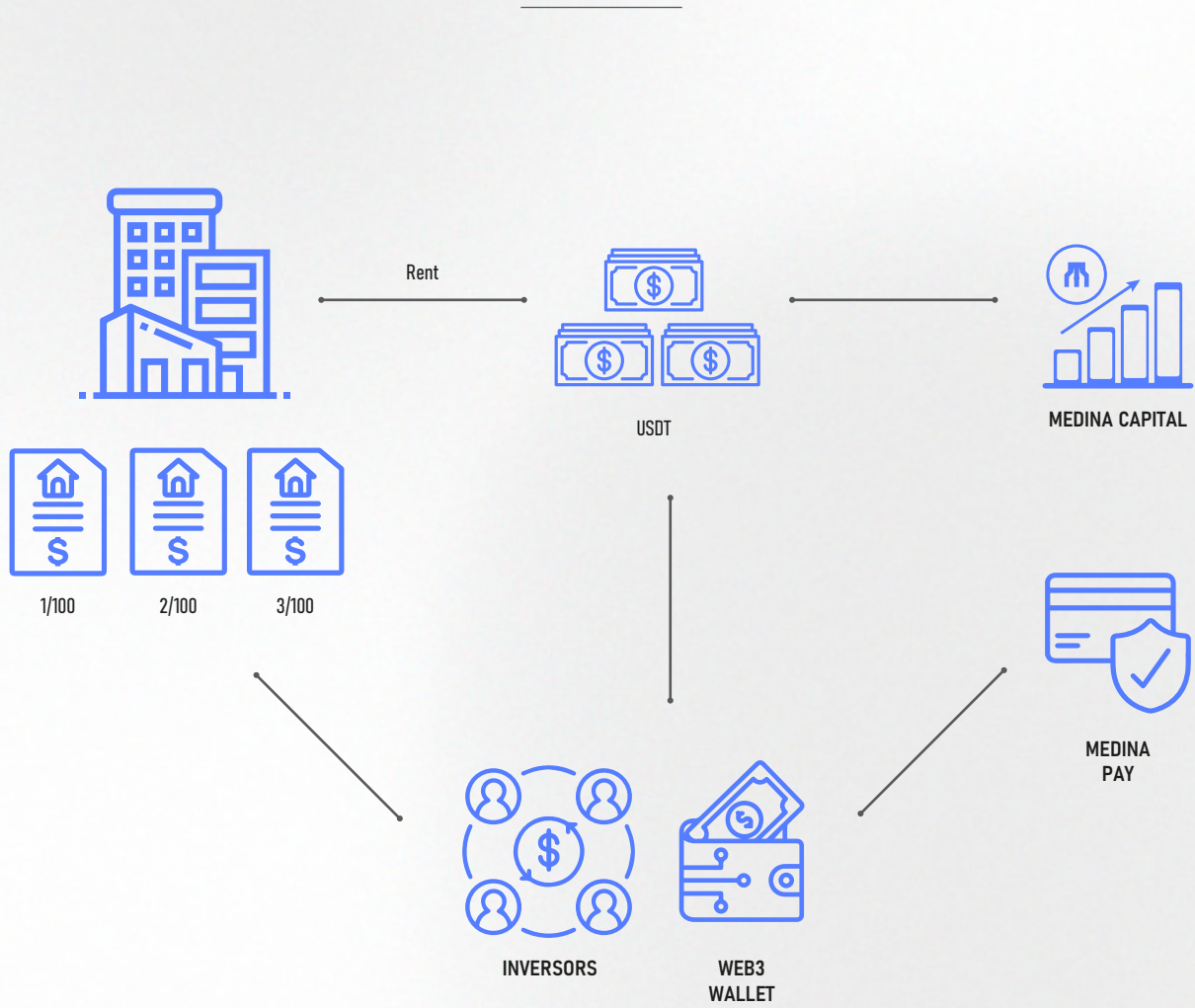
## FRACTIONATED REAL ESTATE





# RENT PAYMENTS

ARE AUTOMATICALLY SENT TO INVESTORS



## \$MED TOKEN

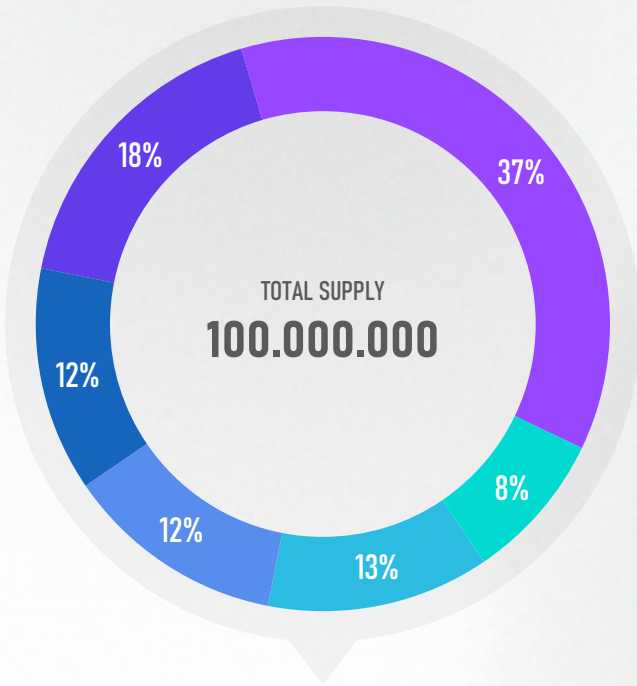
### THE BRIDGE BETWEEN CRYPTO AND REAL ESTATE.

\$MED is the native token of MEDINA ESTATE and is built on the Ethereum blockchain. **It has the following uses:**

- 1. Access:** To acquire fractional real estate units, a percentage in \$MED will be necessary.
- 2. Stake:** Users can stake \$MED tokens to increase their rewards. The \$MED token can be instantly converted into FIAT currency.
- 3. Rewards:** \$MED will reward the best real estate agents in various instances.
- 4. Rates and Burning:** For each transaction carried out in our market or when performing a swap, 1% of the total \$MED will be automatically burned, making it increasingly rare.
- 5. Governance:** Through our DAO, \$MED holders can participate in certain project decisions.


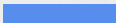






# TOKENOMICS



### TOKEN METRICS

Token name	<b>\$MED</b>
Blockchain	<b>ETHEREUM</b>
Total supply	<b>\$100.000.000</b>

 SALES	 INCENTIVES
 TEAM & PARTNERS	 LIQUIDITY
 MARKETING	 TREASURY

## CONTRACT

0x7aAFe871f07664db56c6646dd074B85C3b9ea867

## TOKEN DISTRIBUTION

### WILL BE USED AS FOLLOWS



**37%**  
Sales

\$MED tokens  
37.000.000

**5%(max)**  
Seed sales

\$MED tokens  
5.000.000

**15%(max)**  
Private sales

\$MED tokens  
15.000.000

**15%(max)**  
Public sale

\$MED tokens  
15.000.000

**2%(max)**  
Airdrop

\$MED tokens  
2.000.000

They will be used in different airdrops.

**18%**  
Team & Partners

\$MED tokens  
18.000.000

Will have the longest lockup period. \*1 years lock up, 2 years vesting.

**13%**  
Marketing

\$MED tokens  
13.000.000

Will be used to ensure the growth of the ecosystem. \*2 years vesting.

**12%**  
Incentives

\$MED tokens  
12.000.000

Will be used to incentivize and reward real estate agents.

**12%**  
Liquidity

\$MED tokens  
12.000.000

Liquidity tokens will be given to exchanges, market makers, and liquidity providers to ensure that the token is liquid.

**8%**  
Treasury

\$MED tokens  
8.000.000

They will be used to keep the project in optimal conditions in the future. \*2 years lock up.



## MEDINA ESTATE

DISRUPTING PROPERTY

### TOKEN SALES

ROUND	SUPPLY	TOKENS	PRICE	TOTAL
SEED SALE	5%	5.000.000	\$ 0,015	\$ 75.000,00
PRIVATE SALE	15%	15.000.000	\$ 0,0225	\$ 337.000,00
PUBLIC SALE	15%	15.000.000	\$ 0,03	\$450.000,00

### PROJECT INITIAL MARKET CAP: \$500.000

ROUND	CLIFF	VESTING	TGE
SEED SALE	4	8 - LINEAR	5%
PRIVATE SALE	2	10 - LINEAR	10%
PUBLIC SALE	1	11 - LINEAR	15%

## STAKING

### The Power of Staking with Med

Our **users and investors** will be able to earn **rewards by staking their tokens**, from 1 month to 1 year. The annual percentage yield (APY) will depend on the staked amount, the time period, and the number of participants. **This way we guarantee a balanced experience** when it comes to our users obtaining their rewards.



## MEDINA PASS

### Elevate Your Investment with Exclusive NFT Rewards

**Medina Pass** is a **revolutionary NFT** designed to enhance the investment experience within the **Medina Estate ecosystem**. It offers a unique blend of financial incentives and exclusive access **opportunities, making it an interesting asset** for forward-thinking investors.

## Key Benefits

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- 1. Airdrops of \$MED Token:** Medina Pass holders will receive regular airdrops of the \$MED token, adding significant value to their digital asset portfolio. These airdrops are designed to continuously reward our investors, providing a steady stream of additional cryptocurrency.
- 2. 5% Extra Gains on Staking:** Investors who hold a Medina Pass will benefit from a 5% bonus on all staking rewards within the Medina Estate ecosystem. This means your staked assets will generate higher returns, maximizing the profitability of your investment.
- 3. Exclusive Event Access:** Medina Pass provides entry to premier global events focused on the tokenization of Real World Assets (RWA). These events are invaluable for networking, gaining insights, and staying at the forefront of the industry.

## Functionality

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- 1. Ownership:** Purchase and hold a Medina Pass NFT to unlock its full range of benefits.
- 2. Automated Rewards:** Airdrops of \$MED tokens are seamlessly delivered to your wallet, ensuring you receive rewards without any manual intervention.
- 3. Enhanced Staking:** Improved Stacking: Medina Pass increases the return on your investments within the platform by 5%.

AS OUR PROJECT CONTINUES TO EVOLVE, WE ARE COMMITTED TO IMPROVING THE BENEFITS FOR MEDINA PASS HOLDERS. THIS IS ONLY THE BEGINNING

## MEDINA DAO

**Empowering \$MED token holders**, our platform provides a robust **governance model**, enabling them to actively **participate in crucial investment and strategic decisions**.

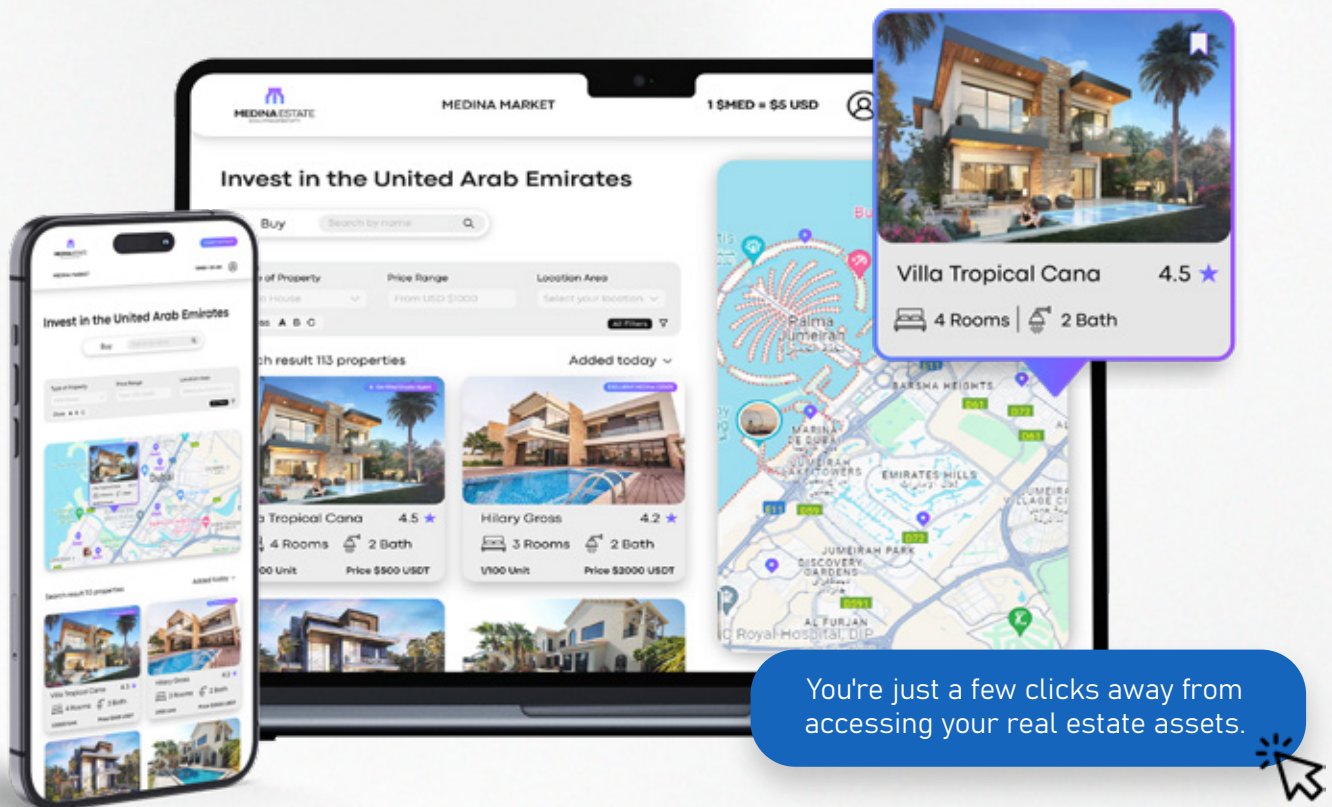
Each \$MED token owner will have consensus power in our **Decentralized Autonomous Organization (DAO)**, granting them the privilege to **engage in any open vote** related to the project's operation. We firmly believe that a community-driven approach **will create a sustainable and resilient platform**.

Individuals who **acquire a fraction of the property** will have access to the DAO as co-owners, **granting them the power to make decisions** regarding actions related to the said property.





## MEDINA MARKET



### Transforming Real Estate Investment

**Medina Market** is an innovative digital marketplace, designed to **revolutionize the real estate investment** landscape through the power of **blockchain technology and tokenization**. Our platform offers investors unique **opportunities to acquire, trade, and profit** from real estate assets in a whole new way.

## Key Features

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- 1. \$MED Asset Deflation:** To maintain and increase the value of the \$MED token, 1% of the proceeds from each sale will be burned. This deflationary mechanism helps reduce the overall supply of \$MED tokens, potentially increasing their value over time.
- 2. Real Estate NFTs as Security Tokens:** Medina Market will offer real estate assets in the form of NFTs that function as security tokens. This innovative approach offers investors a secure, transparent, and efficient way to own and trade real estate.
- 3. Real-Time Bid Tracking:** Our platform features real-time bid tracking, allowing investors to monitor and participate in property auctions as they happen. Ensuring a dynamic and engaging trading experience.
- 4. Investor-exclusive sales:** Medina Market will host exclusive sales for holders of our NFT MEDINA PASS, offering premium properties to our investor community. Providing access to high-value opportunities not available to the general public.
- 5. Security and data protection:** We prioritize the security and privacy of our users. Medina Market employs advanced security measures and data protection protocols to safeguard all transactions and personal information.

### Royalty system for real estate agents:

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Real estate agents **who bring properties to our platform** will receive rewards through our royalty system. Incentivizing **agents to contribute high-quality properties**. With the possibility of becoming skilled professionals in tokenization.

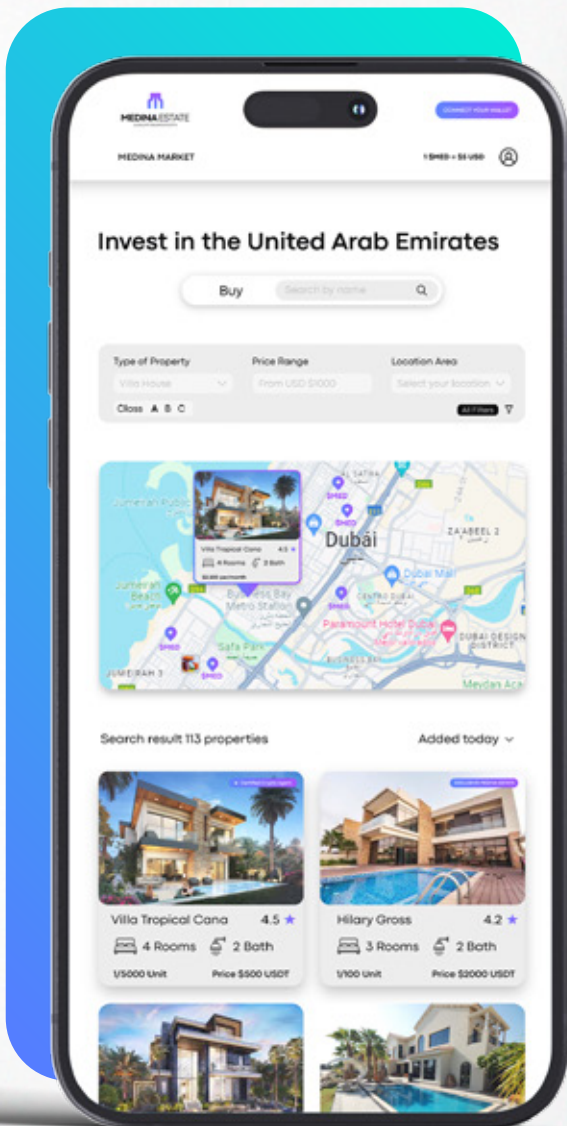
### Secondary market for fractional owners:

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**Medina Market will feature** a parallel market where fractional property owners can sell their shares if they wish. This provides liquidity and flexibility, allowing investors to **easily exit or adjust their holdings**.

# MEDINA APP

 **Medinaestate.io** now  
You have just received 70 USDT corresponding to the property Villa Tropical Cana.



## The Future of Real Estate Investment Management

The **Medina App** is designed to revolutionize the way you manage your real estate investments in the **Web3 ecosystem**. It offers a secure platform to **monitor, analyze, and optimize** your investment portfolio.



## Main Benefits

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- 1. Real-Time Account Access:** Stay up to date with access to your account status. The app will provide a comprehensive view of your investments, ensuring you are always informed about your portfolio's performance.
  - 2. Detailed Portfolio Review:** You will be able to analyze your investment portfolio in detail. The Medina App will offer sophisticated tools to evaluate the performance of your tokens, helping you make informed investment decisions.
  - 3. Market Integration:** Integrated with our MEDINA MARKET, the app brings you new investment opportunities directly. It leverages an AI assistant to tailor these opportunities to your specific investment profile, ensuring you have quick and easy access to potential deals.
  - 4. Self-Custody Secure Wallet:** Medina's wallet feature acts as a secure vault for your tokenized assets. It provides 24/7 protection, ensuring that your investments are safe at all times.
  - 5. User-friendly interface:** Designed with the user in mind, the Medina app is efficient and easy to use. It simplifies the management of your real estate investments, making it an essential tool for both new and experienced investors.
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## MEDINA PAY



### The Future of Real Estate Transactions

**Medina Pay** is being developed to transform transactions within the **Web3 ecosystem**. Our **virtual wallet system** aims to provide an efficient, secure, and seamless method of executing **payments for any transaction**.

**Seamless Integration:**

Medina Pay **will seamlessly integrate** with the Medina Estate platform, allowing for **easy and intuitive payment processes** directly within the ecosystem.

**Secure Transactions:**

Medina Pay **will employ advanced encryption and blockchain technology** to ensure that all transactions are **protected from fraud and unauthorized access.**  
cryptocurrencies.

**Real-Time Payment Tracking:**

Users **will be able to track their payments in real-time**, providing transparency and peace of mind. This feature will ensure that all **transactions are accounted for and verifiable on the blockchain.**

**Tokenized Payments:**

The system **will support payments using tokenized assets**, allowing users to leverage their digital assets for real estate transactions. This will **include support for \$MED tokens and other cryptocurrencies.**



# MEDINA ACADEMY

Empowering Real Estate Agents of the new era

**Medina Academy** is being developed as an innovative **e-learning platform** tailored specifically for **real estate agents**. Our mission is to equip real estate **professionals with the knowledge and skills** necessary to thrive in the rapidly evolving landscape of **blockchain technology and the tokenization of Real-World Assets (RWA)**.



**Comprehensive Curriculum:**

The Academy will offer a wide range of courses covering essential topics such as blockchain fundamentals, tokenization processes, smart contracts, and the integration of RWA into the real estate sector through the Ethereum network.

**Interactive Learning Modules:**

Medina Academy will incorporate interactive modules, including video tutorials, quizzes, and hands-on exercises, to enhance the learning experience and ensure that agents can apply their knowledge effectively.

**Certification Programs:**

Upon completion of the courses, agents will receive certifications that validate their expertise in blockchain and RWA tokenization, enhancing their professional profiles and credibility in the market.

## Benefits for Real Estate Agents

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**Improved Knowledge:** Agents will gain a deep understanding of how blockchain and tokenization can transform real estate transactions, enabling them to offer innovative new solutions to their clients.

**Increased Credibility:** Medina Academy certifications will add certified agents, making them more attractive to provide security to their clients.

**Growth:** The Academy will enable agents to build valuable connections and share knowledge with each other. Leading the change towards the future of society.





## MEDINA FUTURA



# Shaping the Cities of Tomorrow

## HOW WE ENVISION THE FUTURE:

In a world where **technology and innovation** drive progress, **Medina Futura** stands out as a groundbreaking initiative. **This visionary project** seeks to merge tokenization with **advanced real estate developments**, setting a new benchmark in futuristic design and aesthetics. **Medina Futura** transcends traditional real estate; it offers an experience that redefines our ways of **living, working, and interacting** with our environment.

**Medina Futura** embodies our commitment to a forward-thinking and **sustainable future**. We focus on raising environmental awareness and leveraging **renewable energy** to craft cleaner, greener urban spaces. Our goal is to create **futuristic environments** that are both visually striking and functionally outstanding. By **partnering with top developers and technology leaders**, we aim to bring these projects to the world's most influential cities. **Medina Futura** will be synonymous with innovative design, cutting-edge technology, and **enhanced quality of life through sustainable practices**.

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## FOCUSED ON:

### **Sustainability:**

We prioritize sustainable practices, including renewable energy, green building materials, and innovative technologies to minimize environmental impact.

### **Advanced Technology Integration:**

From smart home systems to AI-driven urban management, our projects will be at the forefront of innovation.

### **Collaborative Development:**

Partnering with leading developers and tech companies ensures exceptional urban spaces for future generations.



# Tokenization: the key to the future.



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In the heart of **Medina Futura** lies tokenization, a **technology** that transforms how we **invest** and participate in the real estate sector. **Through tokenization**, we fractionalize property into digital units, **allowing investors to buy, sell, and manage** their shares efficiently and securely on the blockchain. **This innovation democratizes access to the real estate market**, providing opportunities to a global audience. **Join us on this journey** into the future and become part of a community that sets the new global living standard.

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# Benefits of tokenization:

## **Accessibility:**

Global investors can participate in high-value projects.

## **Liquidity:**

digital units offer greater liquidity.

## **Transparency:**

the blockchain guarantees secure and transparent transactions.


## **Efficiency:**

Streamlining investment processes through Web3, optimizing time and costs behind each transaction.


# ROADMAP




PRESENCE IN  
SOCIAL NETWORKS




X  
@medinaestate  
Verified




YouTube  
@medinaestate  
Verified




LinkedIn  
@medinaestate  
Verified



Telegram  
@medinaestate  
In progress of verification



Instagram  
@medinaestate.official  
Verified




Facebook  
@medinaestate.official  
In progress of verification



Reddit  
@medinaestate



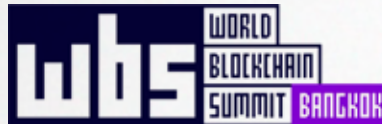
Github  
@medinaestate



Discord  
@medinaestate

## PRECENSE IN EVENTS

TOKEN2049

BLOCKCHAIN ECONOMY  
DUBAI

We are dedicated to being a **significant player in the Web3 industry**. To achieve this, we have committed to maintaining a physical **presence at the world's most important crypto events**, whether through a stand, **as speakers, or as invited guests**.

In a predominantly online sector, we believe it is essential to create personal and direct **connections with our audience**. This approach allows us to build **stronger relationships**, listen to our users' opinions, and enhance our products accordingly.

We believe that **trust** is best conveyed face-to-face. These events provide us with the **opportunity to exchange ideas**, receive direct feedback, and showcase our innovations.

Moreover, participating in these events allows us to stay at the **forefront of industry trends and developments**. We are committed to continuous improvement, demonstrating our dedication to our users and the **crypto community**.

OUR TEAM



**VALENTINO RICCI**  
CEO, Founder

**in** /valentinoricci  
**X** /valentinoricci



**MATÍAS GARCÍA**  
Project Manager and CMO

**in** /matias-garcia  
**X** /matts95g



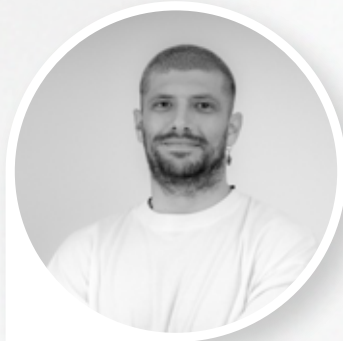
**JUAN IGNACIO AGU**  
Technical Lead

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**RODRIGO EZEQUIEL GARCÍA**  
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**JUAN FRANCISCO AYRAUDO**  
UX-UI Designer

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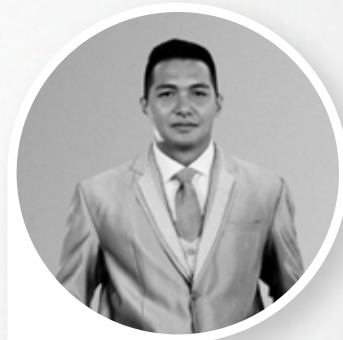
**JUAN VILLANUEVA**  
Graphic Designer

**in** /juan-villanueva



**MATEO MAGNI**  
Video editor & filmmaker

**in** /mateo-magni



**SYAFWAN TWENTYNINE**  
MODERATOR Official Telegram Group

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**X** /syafwan29



“JOIN US AS WE TRANSFORM THE FUTURE  
OF REAL ESTATE INVESTING”.



¡Thank you!