FORM | ibiza

Casa Three Hills

A striking contemporary project in the hills of Jesús, with five bedrooms, beautifully landscaped gardens and planted rooftop terraces.

€7,495,000



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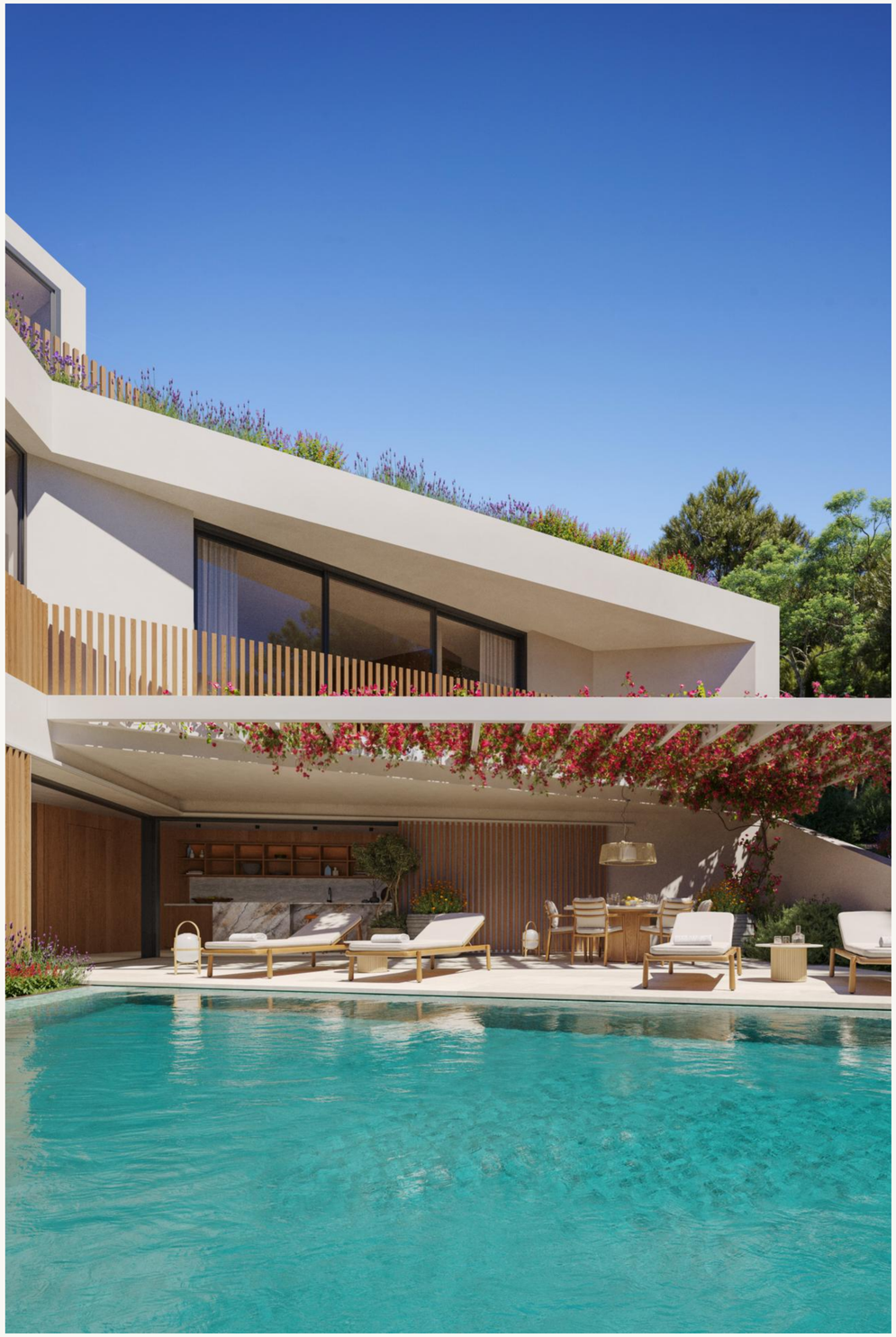
In the peaceful residential hills above Jesús, Casa Three Hills is a five-bedroom project whose architecture follows the natural contours of the landscape. Interlocking volumes, expansive glazing and planted rooftops create a distinctive contemporary home, with a strong connection between the interiors and surrounding gardens.

Occupying a 1,136 m² plot, the project offers approximately 485 m² of built space arranged across several levels. Natural materials, timber screening and generous windows soften the clean architectural lines, allowing light and greenery to become part of the interiors.

The principal living floor brings together an open-plan kitchen, dining area and reception room, opening onto broad terraces designed for outdoor living and entertaining. Five bedrooms are distributed across the different levels, each enjoying its own relationship with the gardens and surrounding countryside.





Outside, a swimming pool forms the centrepiece of the main terrace, with generous spaces for dining and relaxation. The landscape design combines mature trees, aromatic planting and carefully considered gardens that extend across the property's changing elevations. Planted rooftops and natural finishes further integrate the architecture into its hillside setting.

The established residential neighbourhood offers a welcome sense of tranquillity, yet the village of Jesús, Talamanca beach, Marina Botafoch and Ibiza Town are all within easy reach.

Currently under development, with completion anticipated in December 2027, Casa Three Hills offers a considered approach to contemporary island living, where architecture and landscape are given equal importance.




CEREAL
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Casa Three Hills sits in the quiet hills of Jesús, prized for privacy, mature pines and easy reach of Talamanca.

Ideally positioned in the sought-after village of Jesús, Casa Three Hills enjoys a peaceful residential setting with every amenity close to hand. The village offers cafés, restaurants and small shops, while the golden sands of Playa de Talamanca, Nobu Ibiza and the stylish waterfront dining of Marina Botafoch are all on the doorstep. Ibiza Town and the historic, UNESCO-listed walls of Dalt Vila are within easy reach. Near enough to everything, far enough into the trees to still feel like your own.

Nobu Ibiza : under 5 minutes

Playa de Talamanca : under 5 minutes

Jesús : under 5 minutes

Marina Botafoch : 5 to 10 minutes

Eivissa (Ibiza Town) : 10 to 15 minutes

Ibiza Airport : 15 to 20 minutes



The Details

Price
€7,495,000

Build Size
485 m²

Location
Jesús

Bedrooms
5 Bedrooms

Plot Size
1,136 m²

Municipality
Santa Eulària des Riu

Bathrooms
5 Bathrooms

Architect / Designer
Juan Echeverría
JEA Arquitectura y Paisajismo

The Highlights

- Contemporary five-bedroom, five-bathroom house
- Architecture by JEA Arquitectura y Paisajismo (Juan Echeverría)
- Set among mature Aleppo pines in a quiet neighbourhood of Jesús
- Open-plan sitting room, dining area and kitchen on the principal living floor
- Broad terraces extending the living floor outdoors
- Large expanses of glass bringing daylight deep into the house
- Natural materials, softened by timber screening and planted roofs
- Five bedrooms spread across the levels, each set for privacy
- Outlooks from planted terraces to open hill views
- Entrance vestibule, guest WC and separate laundry room
- Private pool at the centre of the main terrace, with dining and lounging areas
- Landscape plan by JEA Arquitectura y Paisajismo
- Gravel, timber and planted surfaces, with boundary planting for privacy
- Low-density build: the house occupies under 28% of the plot
- Sea and hill views from the upper levels, with Ibiza Town on the horizon
- Parking for two cars, plus technical plant rooms and water cisterns
- Completion expected in December 2027







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Our primary focus is advising and representing homeowners and developers across exceptional private residences, architecturally driven homes, plots, reforms and new projects. We work closely with many of the island's leading architects, craftsmen and design studios to deliver considered, high-quality properties.

We work with a strictly limited number of active buyer searches at any one time, allowing us to offer a discreet, highly personalised and attentive level of service, while providing unrivalled access to both on- and off-market opportunities across the island.

Through these relationships, we're also able to connect clients with trusted expertise throughout the process, from planning lawyers and tax advisors to project managers and house managers, ensuring the right specialist is available at the right time.

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