



2 Excellent Plots of land for sale in Souskiou and Arsos, Limassol Cyprus



Agent Info

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Listing details

Property for: Sale
 Price: USD 107,415.52

Location

Country: Cyprus
 State/Region/Province: Limassol
 ZIP code: 8505
 Posted: May 30, 2026

Description:
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Esales Property ID: es5555073

Souskiou and Arsos, Limassol Cyprus

Investment Opportunities: Prime Land for Sale in Paphos & Limassol

Cyprus remains a resilient and high-growth real estate market in 2026, with transaction volumes seeing double-digit annual increases. These two distinct plots offer a rare chance to acquire land with high development potential—one in the historic Dhiarizos Valley of Paphos and the other in the prestigious wine-growing region of Limassol. Both listings feature verified ownership on the updated Cyprus Land Registry portal.

Plot 1: Riverside Potential in Souskiou, Paphos

Located in the serene and historically rich village of Souskiou, this plot is an ideal site for a custom-built villa or an eco-retreat. The land faces the scenic Dhiarizos River and is characterized by its tranquil atmosphere and dramatic limestone views.



- * Size: 4,000 m2 (Includes newly purchased dedicated road access).
- * Facilities: Essential utilities (Electricity and Water) are readily available at the neighboring property for easy connection.
- * Building Specs: 10% coverage allowed . Outline planning permission was previously granted for a substantial 400 m2 residence.
- * Status: Debt-free with no outstanding mortgages.
- * Location: View on Google Maps
- * Asking Price: £50,000 GBP (Open to valuation adjustments) .

Plot 2: Expansive Vineyard Land in Arsos, Limassol

Arsos is one of the island's most famous 'Wine Villages' (Krasochoria), known for its cool mountain climate and traditional architecture. This massive sloped plot offers incredible scale for a vineyard estate or a tiered architectural project overlooking the Mediterranean hills.

- * Size: 14,333 m2 (Sloped terrain offering panoramic views).
- * Facilities: Electricity and water are located in the immediate vicinity.
- * Building Specs: 6% coverage allowed , perfect for a large-scale agricultural estate or a secluded mountain hideaway.
- * Status: Small commercial loan remaining (final years of term); settlement to be handled at sale.
- * Location: View on Google Maps
- * Asking Price: £30,000 GBP (Exceptional price-per-square-meter for the Limassol district).

Comparison at a Glance

| Feature | Plot 1: Souskiou | Plot 2: Arsos |
|-------------------|------------------|-------------------------------------|
| District | Paphos | Limassol |
| Area Size | 4,000 m2 | 14,333 m2 |
| Building Coverage | 10% | 6% |
| Best For | Luxury Villa | Eco-Tourism Vineyard / Large Estate |
| Asking Price | £50,000 | £30,000 |

Ownership Verification: Both plots are registered under the current owner's name on the Department of Lands and Surveys (DLS) Portal . Official updated title deeds and registration search results can be provided to serious buyers for due diligence.

About the Area

Souskiou and Arsos represent two distinct chapters of Cypriot history, offering a deep look into the island's cultural evolution and heritage. While Arsos is a thriving mountain village in the Limassol District, Souskiou is a hauntingly beautiful abandoned settlement in the Paphos District. Both are situated in regions defined by rugged landscapes and traditional stone architecture, yet they provide very different experiences for travelers seeking to understand the 'real' Cyprus.

Arsos is one of the most significant 'Krasochoria' (Wine Villages) in the Limassol District, perched at an



altitude of 850 meters on the slopes of Laona Mountain. Its history is deeply rooted in viticulture, with residents continuing the ancient tradition of making their own red wine and grape-based delicacies like 'palouzes' and 'shoudzioukos.' The village is famous for its picturesque cobble-stoned streets, the 13th-century church of Apostle Philip, and the 'Six Fountains' nature trail, which connects several medieval stone fountains along a lush riverside path.

In contrast, Souskiou serves as a silent monument to the island's turbulent 20th-century history. Located in the Dhiarizos Valley, it was once a bustling mixed village of Greek and Turkish Cypriots before becoming exclusively Turkish Cypriot in the 1960s. It was completely abandoned following the events of 1974. Today, its weathered stone ruins and derelict buildings stand against a dramatic backdrop of limestone cliffs and the Dhiarizos River, attracting photographers and history enthusiasts who come to witness the poignant beauty of a community frozen in time. The plot itself is located on the fringe of the Souskiou area and is closer to the villages of Choletria and Nikokleia, a short 5 minute drive to both where you can find all amenities.'

For those planning a visit to these inland gems, accessibility is key. Arsos is roughly a 45-minute drive from the coast, while Souskiou is tucked deeper into the valley north of Kouklia. The nearest major gateway for both locations is Paphos International Airport (PFO) . Arsos is approximately 40 km (45 minutes) from Paphos Airport, while Souskiou is even closer, situated about 20 km (25 minutes) away, making them both feasible as day trips from the western side of the island.

Main Features

- * 18333 m2 of land for development between both plots
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

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Common

Finished sq. ft.: 18333 sq m
Lot Size: 18333 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/UAJM-T3389/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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