

SERVICES & FEES

Buying and owning a home in Levi

Independent advice for international buyers, and considered care for the homes they own. Every fee is fixed, agreed in writing before we start, and never depends on whether you buy or what you pay.

How our buyer services work. The estate agent markets the property for the seller and handles viewings, price and terms. Your lawyer prepares the contract. We advise you, the buyer, independently at every stage. Uniikki Ventures Oy is not an estate agency, does not broker property sales and receives nothing from sellers. Offers are made by you or your lawyer.

For buyers

Prices include VAT at 25.5%.

Viewing & Consultation

€370

You've found a home and want an independent second opinion.

incl. VAT · per property

- A fixed two-hour session at the viewing, in person in Levi or with you on live video
- Before: we read the listing and whatever documents the agent can share
- At the property: condition, heating, ventilation, sauna, storage and signs of wear
- The practicalities: location, snow, parking, running costs and rental suitability
- A written summary within two working days

Credited in full against Buyer Clarity or Full Buyer Advice if you continue within 30 days. Not a building survey.

Levi Visit Weekend

€1,500

You want to get to know Levi before choosing where to buy.

incl. VAT

- Two days in Levi with us: the villages, slopes, lakes and neighbourhoods that suit your plans
- A market briefing on prices, property types, leased plots and rental patterns
- Introductions to local estate agents, who arrange any viewings of their listings
- Viewing & Consultation at the homes you view
- A written summary of the areas and property types that fit your brief

Credited in full against Full Buyer Advice if you engage us within 60 days. Travel and accommodation not included.

Market Insight

€1,450

You're at an early stage and want an informed view of the market.

incl. VAT · 3 months

- A written market briefing: areas, property types, price ranges and rental potential
- A brief written opinion on up to six properties you're considering
- Introductions to Levi estate agents so you can register your search with them
- Email advice throughout the three months

Buyer Clarity

You're serious about buying and want clarity before you commit.

€2,850

incl. VAT · up to 3 months

- Everything in Market Insight
- A 90-minute strategy session and written summary report
- Review of up to eight properties, with a cost and risk assessment for each
- Heating and running-cost estimates, housing company document review and rental feasibility
- Ownership guidance (personal or company) with referral to a Finnish lawyer or accountant
- Two further 30-minute calls and one meeting in Levi
- 30 days of post-purchase advice: utilities, insurance and rental registration

Full Buyer Advice

You want independent advice from the brief to the keys, for one purchase.

€5,650–€9,450

incl. VAT · fixed in writing before we start

- Everything in Buyer Clarity
- Viewings with you, in person or by video, across up to five properties
- Due diligence alongside your lawyer: documents, lease, condition and survey
- An independent view on value and an offer strategy. You or your lawyer submit the offer
- Coordination with your lawyer, bank, surveyor and insurer through to completion
- Handover: keys, utilities, access and, if you want it, rental set-up
- 90 days of advice after you receive the keys

The fee within the range reflects the property and the work involved, and is fixed before we start. It is paid in two instalments on set dates, not on completion, and does not depend on the price you pay or whether you buy.

For owners

Owner fees are shown excluding VAT. VAT at 25.5% is added to each invoice; VAT-registered owners can usually reclaim it.

Property management

For owners of distinctive holiday homes in Levi.

20% + VAT

of net accommodation revenue

- Guest communication from enquiry to after departure
- Pricing, calendar and bookings across your own website and the major platforms
- Cleaning, linen and turnovers, checked before every arrival
- Regular checks, winter care and trusted local trades for repairs
- Planned guest itineraries and in-resort concierge through Lapland Concierge
- A clear monthly owner report

Worked out on accommodation revenue after the guest's 13.5% accommodation VAT, and not charged on cleaning or linen fees. If you use your home for more than 14 nights between 1 December and 6 January, the rate for that season is 25% + VAT.

Onboarding

Getting your home ready for its first guests.

€395 + VAT

one-off

- Property walkthrough and written proposal
- Guest guide, inventory and check-in set-up
- Channel and calendar set-up

Direct booking website

Your home's own name, story and booking website.

€2,995 + VAT

one-off · or €250 + VAT per month

- A branded website for your home with secure direct booking and payment
- Synced to one calendar with Airbnb and Booking.com
- A returning-guest list, so previous guests hear first about new dates

Guest charges

These are paid by guests as part of their booking, not by you. They cover the costs of each stay.

Charge	Amount	Paid by
Changeover clean	€130 per stay	Guest
Linen and towels	€15 per guest, per stay	Guest
Hot tub care	€40 routine · €150 full drain and refill	Guest
Concierge, catering and activities	Quoted per request	Guest

The small print

- Every fee is agreed in writing before work starts, in an engagement letter or management agreement.
- No buyer fee depends on whether a purchase completes or on the price paid.
- **One side only:** if we manage or market a property for its owner, we tell you and don't advise you on that property as a buyer.
- Third-party costs (lawyers, surveyors, transfer tax, travel) are paid directly by you and aren't included.
- Prices valid from October 2026 and may be revised; the price in your written agreement applies.

Next step. Book a free first call: colin@uniikki.com · +358 45 188 7076 · uniikki.com