

PRESS RELEASE

Cureus and emida present model rooms in the Erlen Residence in Meerbeck – 118 care places to be created

- **Review of the construction site visit for the sample room presentation on 6 June 2024 at the Erlen Residenz with the planting of an alder as a symbolic house tree on the grounds**
- **Inpatient care facility with 118 care places for full, short-term and respite care**
- **Restaurant, hairdresser, pedicure, laundry, fireplace lounge, massage and therapy rooms in the building**
- **Property built to the latest standards and KfW 40EE specifications**
- **Cureus specializes in care properties with a focus on operators and residents**
- **Care specialist emida Pflegeresidenzen GmbH becomes operator**
- **Completion and handover planned for summer 2024**
- **Approx. 110 new, crisis-proof jobs will be created, employees can still apply**
- **Those interested in one of the inpatient care places can already make a reservation**

Hamburg/Rheinbach/Meerbeck, 10 June 2024. Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, and emida Pflegeresidenzen, the future operator of the Erlen Residenz, last thursday presented the new model room in the residence currently under construction and symbolically planted an alder tree together with the guests of honour as the first tree and as a sign of the life that will soon be moving into the facility. In addition to initial impressions of the building and the interior of the almost completed residence, the presentation of a fully furnished room was at the forefront of the meeting. The bright and spacious room was furnished in a contemporary and appealing way with modern furniture that meets high design standards and also supports care. Among the guests were Aileen Borschke, Mayor of the joint municipality, Sabine Druschke, Mayor of Meerbeck, Thomas Bachmann, Mayor of Niedernwöhren, and Dieter Fischer from the Seniors' Advisory Council. The Erlen Residence is being built in Erlenweg in 31715 Meerbeck (Lower Saxony). The general contractor is Olaf Joop Projektbau GmbH from Faßberg.

“The residence is as good as finished and the house tree – an alder, of course – has now been planted,” says a delighted Helge Feuereiß, project manager at Cureus, adding: “We still

have a few finishing touches to do in and around the building. The planting in the outdoor areas also needs to be completed before we can hand over the building to our experienced operating partner emida in the summer. We are very pleased with the punctual and smooth construction process!”

Wiebke Fehring, authorized signatory, points out the approaching opening: “In a short space of time, an attractive and modern building for a contemporary care offering has been created in Meerbeck. We have already recruited the first employees for the site. They are now coordinating the interior furnishings and building equipment in parallel with the takeover of Cureus, with a view to opening for the first residents in late summer 2024 as planned. From now on, our new showroom will also be available to interested parties for viewings by appointment. We cordially invite you to look and touch, we look forward to welcoming many visitors!”

Living and working at emida in the Erlen Residenz in Meerbeck

Anyone interested in one of the care places can already contact emida on 02226 808 800-0 or by e-mail at erlen@emida-residenzen.de for information and to make a reservation or to arrange a viewing appointment for the sample room. The care and support services are aimed at people with care levels 1 to 5.

Interested employees can still find out more at karriere@emida-residenzen.de and also apply directly online. In total, around 110 new and crisis-proof full and part-time jobs will be created in the areas of nursing, care, housekeeping, administration, kitchen and building services.

Modern inpatient residence with comprehensive range of services

On the approximately 7,700-square-metre site a modern new building with three full stories and a recessed top floor is under construction. The U-shaped Erlen Residenz will accommodate 118 residents and is being designed and built to the highly energy-efficient KfW 40EE standard. A biogas-fired combined heat and power plant (CHP) will simultaneously generate electricity and heat. The residence’s flat roof will be partially covered with gravel, which will serve to retain rainwater. In terms of design, the new emida residence in Meerbeck will blend in excellently with the surrounding built environment, in particular thanks to its bright, rectilinear facade, which is guaranteed to create an eye-catching architectural highlight. The first floor will be clad with light brown clinker.

The fully barrier-free residence will have a gross floor area of around 6,250 square metres. The ground floor will welcome residents and visitors with a hotel-style lobby, a fireside lounge, and a range of services including a hair, manicure and pedicure salon.

The café FRÄULEIN müller restaurant will provide an attractive menu of freshly prepared food and will also be open to the public. In preparing the menu, emida attaches very great importance to a varied selection of delicious meals, exclusively prepared with fresh ingredients and seasonal fruits and vegetables. The menu will also include a daily vegetarian dish. The restaurant’s terrace will open out to the residence’s attractive outdoor facilities.

Each of the upper floors will be divided into two living groups, each with its own lounge, kitchenette and balcony. Two additional living groups will be situated on the ground floor and recessed top floor. Dividing the residence into smaller groups will guarantee a homely-family atmosphere for the residents, who will be accommodated in 118 modern, single rooms with private, where they will benefit from full inpatient, respite and short-term care. Half of the rooms (59) will be fully wheelchair accessible. Residents will have the option of furnishing their own rooms in order to create a cosy atmosphere and personalise their private spaces. A

number of the rooms are being designed as tandem rooms for two people with a connecting door.

Central location and high-quality construction

The setting of the new emida Erlen Residenz in Meerbeck is close to the town centre, between Niedernwöhrener Landstraße and Eichenweg. In addition to direct access to the surrounding countryside, a supermarket, doctors' practice and social amenities are all easy to reach and no more than a few minutes' walk away. The centre of Meerbeck, home to a café, church and bus stops, is also mere moments away. The bus lines provide optimal connections between Meerbeck and the other towns and communities in the surrounding area. The grounds of the residence will also be equipped with ample bicycle and car parking spaces, ensuring optimal accessibility for visitors, residents and caregivers alike. The park-like outdoor facilities will also be available to all residents for exercise, relaxation and socialising.

The new building will be designed and built in accordance with the Cureus standard for system care homes. This is based on uniform, high quality standards and is oriented, among other things, to the requirements of care home operators, with an added focus on the residents and care staff. In this way, all structural processes and properties are optimised, from the inside to the outside: This includes, for example, the size and arrangement of rooms to optimise space and walkways. Cureus care homes are also designed and equipped for maximum utility: corridors always receive as much daylight as possible; every room has floor-to-ceiling windows, and the modern bathrooms and window fronts always follow the same standardised system approach. Each property's architecture and facade incorporate individual touches and are constructed to the highest quality standards, integrating seamlessly into their surroundings. The Cureus system approach also prioritises sustainability, both in terms of a care home's long-term economic viability and its impact on the environment. For example, all Cureus care homes target the KfW Efficiency House 40 standard, while the bulk procurement of floor coverings and elevator systems, for example, achieves cost synergies, and long-term maintenance contracts covering several properties also reduce costs for care home operators. The constant review and optimisation of the Cureus system care home standard guarantees the construction of care homes that truly meet demand.

Giving care the space it needs

Many people are aware of the shortage of nursing staff and are actively implementing appropriate measures to solve the shortage, but there is little awareness of the undersupply of nursing homes. According to a recent study by bulwiengesa ([find here](#)) and the destatis long-term care projection 2023, up to 650,000 new care places need to be built across Germany by 2040, but construction is lagging behind. Cureus is constantly on the lookout for new plots of land to implement its proprietary system approach and accelerate the construction of modern care facilities. Property offers can be sent to ankauf@cureus.de at any time.

Images & Downloads

Photo presentation sample room emida Erlen Residence in Meerbeck, **XXXPersonenXXX**, Lower Saxony, a Cureus project
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Photo planting of the symbolic first tree at the emida Erlen residence in Meerbeck, **XXXPersonenXXX**, Lower Saxony, a Cureus project

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Visualisation emida Erlen Residenz in Meerbeck, Lower Saxony, a Cureus project

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Whitepaper „Optimised, unique, scalable – care home properties following a system“ (only available in German)

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About Cureus GmbH

Cureus GmbH has its operational headquarters in Hamburg and, with more than 15 years of experience and a team of around 135 employees, is an experienced integrated property company with special expertise in care homes in Germany that develops and manages its own property portfolio actively, while repeatedly selectively putting individual properties up for sale.

With its “system care home” standard, Cureus has developed a unique standard for care homes for inpatient care and assisted living, which can be implemented as a scalable solution independent of location. Based on the current legal requirements as well as the needs of operators, residents, and communities, Cureus is establishing new, consistent quality standards with its system care homes. The company is thereby offering a highly efficient product, which combines higher cost-efficiency at lower cost structures with improved living and service quality in the care sector. www.cureus.de/en

About emida Residenzen

emida Pflgerresidenzen GmbH, based in Rheinbach, is part of the emida family and was founded by Managing Director Michael Müller with the aim of offering the residents entrusted to him and his staff the highest possible quality of care and living. Of course, emida is not just about new, modern properties for the residents, but also about innovative concepts with the highest quality standards for the entire team. The 100% satisfaction of residents and their relatives has absolute priority. We are aware that our services must be adapted to the individual resident. It must not be the case that the resident has to adapt to the concepts. This is where emida wants to break new ground! The reorientation in the residence affects the entire resident as well as their family environment.

Being human always has a future – this is emida's mission statement. No matter what form of care support our residents want from us. Their above-average satisfaction is one of our most important goals. We live our mission statement together in order to achieve our goals every day anew. emida currently has nine residences in Hille-Hartum, Liebenau, Mechernich, Rödingshausen, Minden, Nettetal and Stadthagen-Meerbeck. All facilities are well connected, have a lively infrastructure and modern architecture. Single rooms and top



CUREUS

equipment for the well-being of residents, employees and visitors are a matter of course for the company. www.emida-residenzen.de

Media contacts

Susanne Bakemeier

emida Residenzen

+49 160 1517 946

susanne.bakemeier@emida-residenzen.de

Christoph Wilhelm

Cureus GmbH

+49 171 56 86 575

cw@cureus.de