

Press release

Cureus starts construction of Lebens- und Gesundheitszentrum Mea Fortuna for WH Care in Drochtersen

- **New complex to create 96 barrier-free single rooms for inpatient and short-term care**
- **Completion in accordance with KfW 40 energy-efficiency standard scheduled for autumn 2022**
- **Cureus system care homes specially designed to meet the needs of residents**
- **WH Care to operate senior residence in Drochtersen, Lower Saxony**
- **60 to 100 new jobs will be created**

Hamburg/Garbsen/Drochtersen, 19 July 2021. Cureus GmbH has secured a building permit and is now ready to start construction of *Lebens-* und Gesundheitszentrum Mea Fortuna (senior residence) in the Kehdinger Heimat development area in Drochtersen, Lower Saxony, Germany. The new complex will be operated by WH Care, a nationwide specialist in the management of healthcare facilities and senior residences. The property will remain in the Cureus portfolio after completion.

Scheduled for completion in autumn 2022, *Lebens-* und Gesundheitszentrum Mea Fortuna will create 96 single rooms for long- and short-term inpatient care on the approx. 4,300-square-metre site at Triftweg/Grefenstraße in 21706 Drochtersen. The U-shaped building will comprise three storeys plus a recessed top storey with a flat roof and accommodate approx. 5,000 square metres of barrier-free gross floor area. The new complex is being designed and built in accordance with KfW 40 energy-efficiency standards. The modern, rectilinear facade is clinkered on the ground floor and will blend in seamlessly with its surrounding buildings thanks to its light colour scheme.

“There is a growing need for modern care places in and around Drochtersen and across the wider region. With our new building, we will be able to help satisfy this demand”, says Henning Koch, Project Manager at Cureus. “We are now starting earthworks and will be installing the pile foundation, before moving on to construction of the ground floor. After a construction period of only one and a half years, we will be handing Mea Fortuna to its future operator in autumn 2022. With WH Care already onboard, we have an experienced partner at our side, a true specialist that embodies the highest standards of modern, personalised care”.

“We are really looking forward to providing our high-quality care services in Drochtersen”, says Marcus M. Mollik, Managing Director of the WH Care Group. “Our unique concept

combines the best of independent living with the best of care and health centres, setting us apart from other operators in the senior living and care sectors. We create a well-being, life-affirming atmosphere for our residents, founded on a spirit of positivity and joy, which is something residents can now also look forward to in Drochtersen. For us, there's far more to operating a senior residence than offering professional care. We also place great value on a sense of purpose, social relationships and being able to make a difference". WH Care is also focused on creating the best possible working environment for its employees and is committed to ensuring that they feel suitably rewarded. Around 60 to 100 new jobs will be created in Drochtersen. Interested parties and applicants can apply now.

Modern residential healthcare complex with community living group concept

The ground floor of Mea Fortuna consists of a welcoming, hotel-style reception and foyer, beyond which is the cosy fireside lounge with library, which can also be used as a therapy room, plus a spacious restaurant with its own fresh food kitchen and terrace. In keeping with the complex's open house concept, the restaurant will also be open to guests and neighbours from the surrounding area and will thus encourage and strengthen social interaction. Furthermore, the building will have its own laundry for residents' laundry.

The 96 modern single rooms each have their own bathroom and 37 are not only barrier-free but also fully wheelchair accessible. Residents will have the option of furnishing the rooms themselves, allowing them to add their own personal touches and create their own private retreats. Mea Fortuna in Drochtersen is divided into six residential groups, one each on the ground and first floors, and two on each of the two upper floors. The residential group concept is designed to cultivate a homely, family-style life. In order to create a real sense of community, each residential group has an attractively designed common room with kitchen and dining area as well as terrace or balcony.

Attractive location and optimal accessibility

The new Mea Fortuna complex is located in a freshly developed area in south Drochtersen, a town to the north of Stade in the state of Lower Saxony. In addition to providing convenient and direct access to the surrounding countryside, there are also a wide range of shops, doctors and other social amenities, including an indoor swimming pool and sports facilities, all within easy walking distance. Drochtersen town centre is also only moments away on foot and the nearby bus stops connect Drochtersen with towns and communities in the larger surrounding area. The grounds of Mea Fortuna will be equipped with eight bicycle parking spaces and 15 car parking spaces, thereby guaranteeing excellent accessibility for visitors and caregiving staff alike. The park-like outdoor facilities will also provide residents with the perfect environment for exercise, health, relaxation and socialising.

Building to a high-quality, individual standard

The new Mea Fortuna complex is designed and built in accordance with the Cureus standard for system care homes. This standard is based on exacting and uniform quality standards and is oriented to the needs of all stakeholders, including care home operators and residents. Care homes built to the Cureus standard are optimised in all respects. This concerns, for example, the size and arrangement of rooms to optimize space and walkways. Cureus care homes are also designed and equipped for maximum utility: interior corridors benefit from as much daylight as possible, every room has floor-to-ceiling windows that provide attractive views of the surrounding area, and the modern bathrooms and window fronts follow the same standardised system approach. Each complex'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. All Cureus care homes are, for example, constructed in accordance with the KfW 40 energy-efficiency standard, while the bulk procurement of floor coverings or elevator systems, for example, ensures 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.

Image of the project



Image title: Visualisation of the senior residence Lebens- und Gesundheitszentrum „Mea Fortuna“, Lower Saxony, a Cureus GmbH project

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Cureus GmbH

About Cureus GmbH

Cureus GmbH is based in Hamburg and is one of the leading integrated property companies in the German care home sector with more than 15 years of experience and a team of c. 115 employees developing and managing properties for the Cureus portfolio. Cureus has developed an innovative new standard for full inpatient care and assisted living facilities, which can be implemented as a scalable, location-agnostic solution. Aligned to both current legislative requirements and the needs of operators and residents, the senior residences and care homes developed by Cureus GmbH establish new, uniform standards and represent a highly efficient product that combines greater cost-effectiveness in care with improved quality of living and service.

The company's care home portfolio consists of 38 leased properties with 3,821 care places and 240 assisted living units. In addition, Cureus currently has 28 projects under construction and 70 secured projects scheduled for completion by 2025, which will add an additional c. 7,460 care places and 2,330 assisted living units. www.cureus.de/en

About WH Care Holding GmbH

WH Care Holding GmbH operates 14 life and health centres with approx. 1200 employees. Life and health centres stand for the promotion of well-being in old age. The head office of WH Care Holding GmbH is located in Garbsen, Hanover. You can find more information about our life and health centres at: www.wh-care.de

