

PRESS RELEASE

Cureus and compassio plan construction of 137 care places in Merseburg

Modern building with 137 single rooms for full inpatient care | Restaurant, hairdresser, pedicure, care bath, therapy rooms | Building in sustainable Efficiency House 40 construction method | DGNB silver certification aimed for | Care specialist compassio – Lebensräume & Pflege will be the operator | Cureus – specialist for care properties is investor and developer | Cureus properties focus on residents' needs | Around 85 new, crisis-proof jobs are being created for Merseburg | Completion planned for the end of 2025

Hamburg/Hanover/Merseburg, 31 January 2024. Cureus, an integrated property company that specialises in developing and actively managing its own inpatient care home portfolio, is planning to build a new compassio senior residence in Merseburg. Planning permission was recently granted for this project, meaning that preparatory construction work can now begin. The official start of construction is scheduled for spring 2024. The new senior residence will be built at Preußnerstraße 16 in 06217 Merseburg, Saxony-Anhalt. Cureus itself acts as a general contractor.

Merseburg's Lord Mayor Sebastian Müller-Bahr is delighted with the move: "This is an enrichment for Merseburg on several levels: On the one hand, we are putting the elderly community back in the spotlight by offering them a nice home in the city centre. On the other hand, the architecturally beautiful new building beautifies the cityscape, which benefits everyone in Merseburg."

"We will now have the site, which is currently still unused, examined archaeologically and for explosive ordnance before we can start construction," says Lilli Braunagel, project manager at Cureus, explaining the next steps and adds: "If construction goes smoothly, we then plan to hand over the property to our long-standing, professional operator partner compassio at the end of 2025 after around one and a half years of construction. The Merseburg senior residence will offer 137 inpatient care places and is planned with high architectural standards in order to blend in harmoniously with the surrounding buildings and the historic cityscape." Cureus will also create a public footpath along Brühl Street and redesign the access routes and passageways around the site of the planned residence.

Nicole Schütze, Regional Manager East at compassio, is delighted: "Alongside Magdeburg and Dessau, Merseburg is another important new location for us in Saxony-Anhalt. The cathedral and university city on the Saale is a lovely place to live, it has a long tradition, and we want to offer an attractive, high-quality range of services for senior citizens in Merseburg with our inpatient nursing and care services in this modern building."

Modern and spacious care rooms with generous glazing and the bright, friendly building design offer a home where you can feel at ease and be cared for safely. compassio has always stood for professional, individualised support and care and always has the needs of its employees in mind. Around 84 new, crisis-proof and modern jobs in the areas of care,

administration, building services and services will be created in the Merseburg senior residence.

State-of-the-art care and comprehensive service offer

The barrier-free compassio senior residence in Merseburg is being built on a plot of around 3,800 square metres directly in the city centre and will have a gross floor area of around 7,400 square metres. The building will be constructed as an energy-optimised KfW Efficiency House 40, which will also meet the requirements of the DGNB Silver certificate. Heating will be provided by the municipal district heating network.

The residence is planned in a U-shape and is accessed from Preußnerstrasse via the main entrance. The building opens onto Brühl Street and encloses a green courtyard. The building, which has a partial basement, extends over four additional full storeys. Future residents will have 137 modern care places in generously designed single rooms with en-suite bathrooms; one third of the rooms are also wheelchair accessible. All rooms have their own telephone, internet and television connection. It is possible to furnish the rooms yourself to ensure privacy and as a private retreat. The rooms are divided into seven independently organised residential groups with their own kitchen and lounge area as well as a balcony or terrace to create a familiar, social atmosphere.

A restaurant with a kitchen and terrace is planned on the ground floor of the senior residence, which is open to residents. A hotel-style reception with an inviting foyer, a hairdresser with pedicure, a modern care bathroom and therapy rooms round off the services on offer for residents.

The friendly, spacious outdoor areas in the inner courtyard invite residents to enjoy outdoor activities and socialising. They will also provide ample seating for residents to linger in nature.

Optimal location and accessibility

Located directly in the centre of Merseburg and only a short distance from the Saale river, the Gotthardt ponds and the Merseburg Rose Garden, local shopping, social and cultural facilities as well as churches and doctors will be easily accessible. Links to public transport are also ensured via bus and rail connections and 14 car parking spaces on the site, one of which is disabled-friendly, two with charging points for electric cars and bicycle parking facilities ensure optimum accessibility for residents, visitors and employees.

Well thought out standard ensures individuality and highest building quality

The compassion senior residence Merseburg will be designed and built in accordance with the Cureus standard for system care homes. This places great importance on uniform, high quality standards and is oriented, among other things, towards the requirements of the operators, focusing on the residents and care staff. In this way, the structural processes and all properties are optimised from the inside to the outside: 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 always 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 'Effizienzhaus-40-Standard' (former 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.

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 ([found here](#)) and the current destatis 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



Visualisation compassion Seniorenresidenz Merseburg, Saxony-Anhalt, a project of Cureus

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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 the SCHÖNES LEBEN Group / compassio Living Spaces & Care

Our mission is to enable people to live a self-determined, high-standard and safely cared-for life. Safety, joie de vivre, service culture and appreciation are the values by which we act.

Several thousand employees of the SCHÖNES LEBEN Group have been working for people across Germany since 2017. We implement innovative living concepts that surprise and open up completely new perspectives for our residents to shape and enjoy their lives. Our care specialist compassio Lebensräume & Pflege already has an exceptionally modern and high-quality care provision network. In future, you will find us at 100 selected locations throughout Germany. Under the compassio Lebensräume & Pflege brand, the SCHÖNES LEBEN Group combines its care expertise throughout Germany. In doing so, we focus on the highest care professionalism and quality in regional structures and thus strengthen our local facilities. www.schoenes-leben.org / www.compassio.de

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