

## PRESS RELEASE

# **Cureus completes Insanto senior residence Flensburg with 190 care and residential units and in-house GP practice**

- **New residence with 144 barrier-free single rooms for inpatient and short-term care, 21 assisted living units and 25 outpatient daycare places**
- **Building meets energy-efficient KfW-40 standard and includes an in-house GP practice, restaurant and fireside lounge with library**
- **Cureus – experienced specialist for system care homes – acted as general contractor**
- **All Cureus properties have a key focus on the needs of residents**
- **Insanto Seniorenresidenzen will operate the new residence**
- **Around 75 new full-time positions for up to 90 employees have been created – recruitment is still underway**
- **First residents have moved in, allocation of care places is still ongoing**

**Hamburg/Winsen (Aller)/Flensburg, 2 February 2023.** Cureus, an integrated property company that specialises in developing and actively managing its own care home portfolio, has completed the new Insanto Seniorenresidenz Flensburg at Osterallee 193, 24944 Flensburg and handed it over to the operator, Insanto Seniorenresidenzen. Cureus acted as the project's general contractor.

“The new senior residence has been built in accordance with our state-of-the-art system care home standards and architectural guidelines”, emphasises Karim Abdel-Rehim, project manager at Cureus. “Modern, well-proportioned care rooms with generous glazing, combined with a bright, friendly facade, make this a residence to truly feel at home in. Among the many attractive features, there’s one that really stands out: the in-house, full-service GP practice. And, with Insanto on board as the new residence’s vastly experienced operator, we know the new property is in the best possible hands. We would like to thank everyone who has been involved in construction for ensuring that the project has been implemented so smoothly and wish its residents and the Insanto team all the best for many years to come!”

“We are delighted by the successful completion of the new senior residence in Flensburg and would like to take this opportunity to thank the team for its unfailing dedication”, says Jan Kaiser, Managing Director of Insanto Seniorenresidenzen. “The first care places were allocated in January 2023 and, from March, the first tenants will move into our spacious assisted living units with amazing views on the upper floors of the new building. All residents in our new Insanto senior residence will not only experience the best quality of life through care, but also benefit from our cordial approach – both of which are particularly important to us. Our team will play a key role in providing best-in-class care and we will do everything to support them by rewarding their commitment and creating a first-rate working environment!”

“It is a great pleasure for me to be able to provide general practitioner (GP) care with my team in the new Insanto senior residence in Flensburg and to continue to look after our existing patient base”, says Carola Hesse, MD, a general practitioner specialising in geriatrics, who previously operated her practice in Flensburg-Mürwik. “This change suits me

perfectly. My team and I have been looking to expand and enhance the range of medical services we provide. I am sure that our focus on general medicine and geriatrics will complement the needs of the residents seamlessly – ours will be a practice of short distances in an extremely modern ambience!” The practice was looking to relocate after significantly expanding its operations. In addition, the previous landlord needed the existing premises for other purposes.

## **Living and working at Insanto Seniorenresidenz Flensburg**

There are still a number of care places available for full inpatient permanent and short-term care, as well as places in outpatient daycare and barrier-free apartments. Interested parties can obtain further information and contact details via the website <https://insanto.de> or from Mr. Kai Fuhrmann (Tel.: 0461 80718 4410; email: [Kai.Fuhrmann@insanto.de](mailto:Kai.Fuhrmann@insanto.de)). Potential care, services and administration staff can also obtain information and apply online at <https://insanto.de>.

## **Modern senior residence, outpatient daycare and assisted living**

The senior residence’s main entrance is located in the western wing. In addition to the reception area, this section of the property is also home to a fireside lounge with a library and a restaurant with a fresh-food kitchen, which is also open to residents in the assisted living units, guests, and members of the local community, thereby strengthening ties between the residents and their neighbours. Of the 144 modern single rooms, 96 are both barrier-free and fully wheelchair accessible. Residents will be able to furnish their own rooms to create a private, homely atmosphere and add to the cosy comforts. In order to ensure a homely, family-like atmosphere, the residence is divided into six living groups, each of which has a communal room with a kitchen and dining area, designed to encourage residents to cultivate social contacts with others in their living group. The living group on the ground floor is designed to cater to the needs and daily routines of people with severe dementia.

## **East wing houses outpatient daycare places and assisted living units**

The ground floor of the eastern wing is home to the outpatient daycare facility with 25 places. These are available both to the tenants of the assisted living units above and to external guests. The fourth and fifth floors accommodate the 25 modern assisted living units, with floorplans ranging from 41 to 79 square metres. These units are also barrier-free, including some that are fully wheelchair-accessible. The units are equipped with private bathrooms, a bedroom, living and cooking areas, a hallway and storage facilities. Some of the units feature either a balcony or roof terrace. Rents for assisted living units are between €620 and €1,300, depending on the size and including service charges and utilities. In addition, tenants may also book supplementary, individual services.

A modern family GP surgery for general medicine and geriatrics is also located on the fifth floor and is easily accessible via lift. The 240-square-metre facility includes a welcoming reception area, a waiting room, three treatment rooms, a laboratory and other practice space.

## **Attractive location and optimal accessibility**

The new senior residence is ideally located, bordering onto a recently expanded residential area and the green surroundings of Flensburg. Shopping facilities, doctors and social facilities are all only a few minutes’ walk away. The city centre can also be reached quickly and easily via the nearby bus stops. The grounds of the senior residence are equipped with 22 bicycle parking spaces in a separate bicycle storage room and 40 car parking spaces, 18 of which are in an underground car park and 22 outside. Five parking spaces are fully

accessible for wheelchair users, ensuring optimal accessibility for residents, visitors and care staff alike. The park-like outdoor facilities are also available to all residents for exercise, relaxation and socialising.

## **Building in accordance with high-quality, individual standard**

The new Insanto Seniorenresidenz Flensburg has been 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', 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 ([details here](#)), up to 600,000 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](mailto:ankauf@cureus.de) at any time.

## **Images & Downloads**



**Photo** Insanto Seniorenresidenz Flensburg, fireside lounge with library, Schleswig-Holstein, a project of Cureus

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**Photo** Insanto Seniorenresidenz Flensburg, Restaurant, Schleswig-Holstein, a project of Cureus

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**Visualisation** Insanto Seniorenresidenz Flensburg, view from west, Schleswig-Holstein, a project of Cureus

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**Visualisation** Insanto Seniorenresidenz Flensburg, view to courtyard, Schleswig-Holstein, 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 165 employees, is an experienced integrated property company with special expertise in care homes in Germany that develops and manages its portfolio itself.

With the “system care home” standard Cureus has developed a unique standard for homes for inpatient care and assisted living, which can be implemented as a scalable solution independent of the 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](http://www.cureus.de/en)

## About Insanto Seniorenresidenzen GmbH

Insanto is based in Winsen and is an association of currently six nursing homes that care for people with higher care and nursing needs. The company's aim is to relieve or support family structures. For this purpose, short-term care and preventive care, but also complete permanent care are offered, as well as service living offers. Insanto is represented in North Rhine-Westphalia, Lower Saxony and Schleswig-Holstein. The company wants to attract

people to the nursing profession. And also those who have not yet thought about "nursing". To this end, a further training system has been developed, which will be introduced in the residences from 2019 and will enable people to start a career as a nursing specialist. Moreover, Insanto also recruits nursing staff abroad and actively accompanies them during their induction until they are recognised in Germany. Integration officers employed by the company take care of the long-term integration in the daily care routine and in Germany. [www.insanto.de](http://www.insanto.de)

### **About the GP practice Dr. med. Carola Hesse**

The GP practice has been in existence for over 20 years and was last located at Mürwiker Str. 28-30 in 24943 Flensburg. Dr. Hesse, a specialist in general medicine, geriatric primary care and psychosomatic primary care, first learned here and took over the practice from her predecessor in April 2021. Since 8 February 2023, the practice team – consisting of three doctors and five medical assistants – can now be found at the new location in the Insanto Seniorenresidenz Flensburg, Osterallee 193 in 24944 Flensburg. The practice is available to the residents of the residence as well as to the old patients and new patients from the vicinity of the residence. The general opening hours are Monday and Thursday from 8 am - 4 pm, Tuesday and Wednesday from 8 am - 1 pm and Friday from 8 am - 1 pm. Additional appointments can be made on request. Open consultation hours are Monday to Friday from 8am-12pm and Monday and Thursday from 1pm-3pm. <https://dr-hesse-flensburg.de/>