

PRESS RELEASE

Cureus starts construction of senior residence with 80 care places in Sundern-Amecke with Curavie Seniorenresidenzen as future operator

- **New residence will create 80 modern care places**
- **Amenities include restaurant, laundry and hair salon**
- **Completion to highly energy-efficient KfW 40 standard scheduled for early 2023**
- **Residence to be operated by Curavie Seniorenresidenzen**
- **Cureus – experienced specialist for care real estate – will integrate the new residence into its own portfolio**
- **Cureus care facilities are designed and built with a clear focus on residents' wants and needs**
- **Senior residence will create c. 60 new and secure long-term jobs**

Hamburg/Winsen (Aller)/Sundern-Amecke, 19 August 2021. Cureus GmbH has confirmed the handover of the development plot for the new Curavie Seniorenresidenz Amecke in Sundern by the Catholic parish of St. Hubertus Amecke. Cureus, one of Germany's leading care real estate portfolio holders, is the property's developer and owner and will add the newly constructed senior residence to the company's own property portfolio upon completion. The residence will be operated by the specialist care provider Curavie Seniorenresidenzen.

"The Curavie Seniorenresidenz Amecke will give a comfortable and welcoming new home to seniors in need of care. We wanted to create an inclusive residence, which is why we've included a dementia area on the ground floor", says Susanne Thon, Managing Director of Curavie Seniorenresidenzen. "Alongside the full inpatient care area, we will also offer a number of short-term care places to meet the high and growing demand for short-term care places in the region. Our new facility is designed as an 'open house' and will provide lunch menus for local residents. A wide variety of events at the residence will be open to the public as soon as coronavirus restrictions allow". The residence will also create around 60 attractive jobs.

"We are delighted that Sundern will soon benefit from this new senior residence", says Eberhard Freiherr von Wrede, a member of the parish council of the Catholic parish of St. Hubertus Amecke. "Given long-term demographic developments, it is already clear that we will need more modern care places for broad sections of the population in the future, so we have taken it upon ourselves to provide a suitable site here for the people of Sundern".

Now that the official development plan has been drawn up and planning permission has been granted, construction work can commence shortly on the 5,300-square-metre plot at Amecker Str. 34/Hudeweg in 59846 Sundern. Completion is scheduled for early 2023.

“We will start demolition and clearing works on the site in late August and will be ready to start construction from October 2021”, says Alexander Riedel, Project Manager at Cureus. “Throughout the project, we will be paying special attention to sheltering protected species. For example, we will be installing nesting boxes and replacement roosts for tree sparrows and pygmy bats in surrounding groves before we start demolition and during the construction phase. Our commitment to protecting nature will extend well beyond completion with bird houses and nesting boxes in the green spaces and on the finished facade of the senior residence”.

Modern senior residence with restaurant, laundry, hair salon and fireplace lounge

The entire residence will be barrier-free, built to the sustainable Efficiency House 40 standard (previously KfW 40 standard) and will accommodate a partial basement, three full stories and a recessed top floor. Heating is supplied by an environmentally-friendly combined heat and power plant (CHP), which will also generate electricity for the senior residence. The modern, rectilinear facade will be an architectural eye-catcher and, with its attractive colour scheme and brickwork first floor, the property will blend harmoniously with its surroundings.

Each of the residence’s 80 single rooms is barrier-free, designed according to modern standards, and will be equipped with a private bathroom. Residents will also be given the opportunity to equip their rooms with private furniture and accessories. The living area on the ground floor has been specially designed to meet the needs of residents with dementia and offers direct access to the garden and large sun terrace. The outdoor facilities in this area include a dementia garden, which will have circular paths to allow residents to move around safely, even when they are unaccompanied. The spacious and park-like outdoor facilities are also open to all residents for exercise, relaxation and socialising.

The Curavie Seniorenresidenz Amecke will have a gross floor area (GFA) of around 5,100 square metres. In addition to the six living groups, each with its own kitchen and recreation facilities, the residence also includes a restaurant with a fresh food kitchen that will be open to the public, an in-house laundry, a hair salon, a lounge with fireplace and library, and therapy rooms.

The new senior residence is located in the Amecke district of Sundern, on the banks of the Sorpe River and Lake Sorpe with a small harbour and dining facilities. Shops and transport connections to the centre of Sundern and its doctors and social amenities, are only a few minutes’ walk away. The grounds of the senior residence also accommodate 18 parking

spaces (including 3 accessible parking spaces) and bicycle parking facilities, guaranteeing outstanding accessibility for visitors and nursing staff.

Comprehensive standard ensures individuality and the highest construction quality

The **Curavie Seniorenresidenz Amecke** will be 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.

Images of the project



Image title: Draft of Visualisation „Curavie Seniorenresidenz Amecke“, North Rhine Westphalia, a project of Cureus GmbH
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About Curavie Seniorenresidenzen GmbH

Curavie is a young company and, as a cluster of Pflegemotive GmbH, a strong partner in the care and support of senior citizens in need of care. Curavie Seniorenresidenzen GmbH offers seniors a new home - tailored to their individual and care needs. At the center of our thinking is the concept of community, to which we all belong - the management as well as our employees and residents, but also the neighborhood in which our facilities are located. We want to actively promote contact and exchange between all those involved. www.pflegemotive.de

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. 120 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. <https://cureus.de/en>

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