

PRESS RELEASE

Cureus hands over MEDIKO senior residence Alfeld

New senior residence with 102 single rooms for full inpatient care | Designed and built to sustainable KfW 40 energy-efficiency standard | To be operated by MEDIKO – care specialist of the SCHÖNES LEBEN Group | Cureus – the specialist for system care homes – is integrating the new property into its care home portfolio | All Cureus properties are designed to meet the needs of residents | Around 80 new and secure jobs have been created in Alfeld | Opening in December 2021, some care places still available

Hamburg/Hannover/Alfeld, 2 December 2021. Cureus, an integrated property company that specialises in building for its own care home portfolio, has completed MEDIKO senior residence Alfeld at Schulgasse 3 in 31061 Alfeld and handed it over to the facility's new operator MEDIKO, the SCHÖNES LEBEN Group's specialist care subsidiary. The new senior residence welcomed its first residents in December 2021 and provides modern care places in 102 single rooms. Alfeld is located south of Hildesheim in Lower Saxony.

"The proximity of the neighbouring buildings and the challenges associated with access to the construction site were special features of this project", explains Kay Grünwald, Project Manager at Cureus. "Nevertheless, we managed to complete the project successfully and on schedule. The new MEDIKO senior residence blends in harmoniously with its surrounding buildings and the adjacent school and, with its small forecourt, creates an attractive entrance on Schulgasse. The new senior residence has been built to exacting architectural standards and features modern, spacious care rooms with generous glazing and a bright, friendly facade to create a residence to feel at home in. With the SCHÖNES LEBEN Group and its subsidiary MEDIKO, the residence will now be operated by a care company that is synonymous with modern, personalised care and nursing services. We wish residents and caregivers all the best in the new residence".

"We are really looking forward to the opening of the senior residence and the move-in of the first residents on 6 December," says Christian Cohausz, Managing Director of MEDIKO. "With our many years of experience in the operation of senior residences, we can offer our customers a self-determined, high-quality and age-appropriate, beautiful life. Here in Alfeld, we offer places for fully inpatient permanent and short-term care with a dedicated team of staff." A small number of care places is still available. Prospective residents and staff can contact Anja John, residence manager at Seniorenresidenz Alfeld on 0151 100 22 713 or email anja.john@alfeld-seniorenresidenz.de. Around 80 modern, crisis-proof jobs have been created at MEDIKO Seniorenresidenz Alfeld. The starting team, which already has 30 employees, is also looking forward to more colleagues in nursing, care and cleaning as the residents move in.

Modern care home with a comprehensive range of services

Construction of this attractive senior residence began in April 2020 and was completed in just 20 months. The approximately 3,500-sqm site is now home to an L-shaped building with a

partial basement, which has been masterfully designed to suit the sloping, hillside location. The new residence occupies three full floors and a recessed top floor and accommodates a total of 102 modern care units in single rooms, 17 of which are wheelchair accessible and all of which have private bathrooms. All of the rooms can be individually furnished by residents in order to create a homely ambience and a private retreat. With the aim of cultivating close social interaction and a sense of community, the rooms are allocated to six independent living groups, each with its own kitchen, lounge area and balcony. A residential group on the ground floor is specially designed to meet the needs and care requirements of dementia patients, and offers direct access to the outdoor facilities, which are designed as a dementia garden. The garden is laid out to allow residents to move around safely even without supervision.

People in need of care are professionally cared for and lovingly looked after. "We focus on the holistic person with his or her individual needs. Our care and nursing concept offers residents the opportunity to actively participate in the house community. 'Everyday normality' instead of 'everyday care' is the philosophy of the house. Individual habits, favourite activities and everyday structures are gladly taken up and continued in the care services," reports residence manager Anja John.

The building has been designed and built to satisfy the stringent KfW 40 energy-efficiency standard. Heating is provided by an environmentally-friendly combined heat and power unit (CHP), which also generates electricity.

In addition, the senior residence, which has a gross floor area (GFA) of c. 5,350 sqm, features a ground-floor restaurant with a fresh-food kitchen and terrace, which will be open to residents, guests and members of the local community. A hotel-style reception, a hair and pedicure salon, a modern therapeutic bath and an in-house laundry round off the facilities.

The new MEDIKO senior residence Alfeld is situated in the green belt around the Warne town moat. The welcoming design of the generous outdoor facilities, which feature raised beds, water features, seating and attractive plantings, creates an ideal environment for residents to enjoy a spot of exercise in the fresh air, while also offering spaces for relaxation and socialising. The grounds also feature 17 parking spaces, three of which are wheelchair accessible. MEDIKO senior residence Alfeld offers optimal accessibility for visitors and staff and is particularly well served by nearby bus lines. The area around Schulgasse is home to a school and local amenities, as well as providing convenient access to the centre of Alfeld, 200 metres away, which also has a wide range of social and cultural amenities.

Well thought-out standard ensures individuality and highest building quality

The new senior residence 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 '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.

Images



Image title: Visualisation senior residence Alfeld (forecourt), Lower Saxony, a project of Cureus GmbH

[...Download here...](#)

Copyright: Arne von Hörsten

About Cureus GmbH

Cureus GmbH has its operational headquarters in Hamburg and, with more than 15 years of experience and a team of around 130 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 recently selected as “[Outstanding Innovation](#)” by the industry association ZIA, 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

About SCHÖNES LEBEN Gruppe / MEDIKO Pflege- und Gesundheitszentren GmbH

The SCHÖNES LEBEN Group is one of Germany’s leading residential and nursing care home operators. The company’s mission is to support seniors to live independently in high quality surroundings with best-in-class care services. The company’s guiding principles include peace of mind, joie de vivre, service and respect. Founded in 2017, the SCHÖNES LEBEN Group currently employs several thousand care professionals across Germany. The company’s innovative residential and care home concepts create completely new perspectives for residents to shape and enjoy their lives. The Group’s specialist care subsidiaries, compassio, the Gut Kötténich Group, A+R Betriebsgesellschaft, MEDIKO Pflege- und Gesundheitszentren GmbH and Spies KG, have established a state-of-the-art, high-quality network of almost 100 care facilities across Germany. The SCHÖNES LEBEN Group is a member of the portfolio of companies owned by the independent private equity investment group Waterland. www.schoenes-leben.org

MEDIKO Pflege- und Gesundheitszentren GmbH is a regional and sustainably growing service provider in the field of care. MEDIKO operates nursing and senior residences, house



SCHÖNES LEBEN
GRUPPE

CUREUS

communities, day care facilities and senior-friendly flats. Starting from the company headquarters in Hanover, the company concentrates on the federal states of Lower Saxony, North Rhine-Westphalia, Hamburg, Mecklenburg-Western Pomerania, Brandenburg, Saxony-Anhalt and currently operates 26 facilities. By the end of the year, 29 residences will be in operation. www.mediko-gruppe.de

Media contacts:

Christoph Wilhelm
Corporate communications
Cureus GmbH
+49 171 56 86 575
cw@cureus.de

Gisela Dürr
Head of Marketing
SCHÖNES LEBEN Gruppe
+49 731 40969-1401
gisela.duerr@schoenes-leben.org